Karen Johnson Davidson County
Batch# 751434 DEEDQC
11/08/2021 03:53:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211108-0149156

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Ridgefield Properties c/o Marc Stengel 515 Church Street, Unit 3703 Nashville, Tennessee 37219	(Same)	Map 92-15, Parcels 172, 173 and 174

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Robert R. Campbell, Jr., Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

MARC K. STENGEL FOR RIDGEFIELD PROPERTIES
Affiant

Subscribed and sworn to before me, this the 5th day of November, 2021.

EVAN MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 7/1/25

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, Ridgefield Properties, a Tennessee general partnership ("Grantor"), by these presents, does hereby quitclaim and convey to Ridgefield Properties, a Tennessee general partnership ("Grantee"), its successors and assigns, all its right, title and interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> Being a Parcel of land in the 21st Council-Manic District, within the Urban Services District, of Metropolitan Nashville-Davidson County, Tennessee. Being more generally located to the south of Elliston Place, to the north of Alley No. 379, to the east of Alley No. 903, and to the west of 21st Avenue North. Being Lots No. 7, 8, 9, and 10 as shown on the plan of A. A. Mellier's Subdivision of Part of Lot No. 156 Boyd Home Tract of record in Plat Book 57, Page 127, R.O.D.C., and being more particularly described according to surveys prepared by Brad Tyson Thomas, RLS #2431, Barge Design Solutions, bearing file No. 3720502 dated July 15, 2020 and file No. 3720503, dated September 24, 2020, as follows:

BEGINNING at an existing building corner in the southerly right-of-way of Elliston Place, being N 41° 53' 43" E, 221.44 feet from the easterly right-of-way of Louise Avenue;

THENCE, N 41° 53' 43" E, 125.00 feet to the westerly line of Ridgefield Properties of record in Instrument No. 20201001-0113217, R.O.D.C.;

THENCE, N 41° 53' 43" E, 75.43 feet to the westerly line of the James A. Crossman property of record in Instrument No. 20121016-0094841, R.O.D.C.;

THENCE, with said James A. Crossman property and the building seam line of an existing building S 48° 21' 42" E, 126.00 feet to a P.K. Nail Set in the northerly right-of-way of Alley No. 379 (10' Right-of-Way);

THENCE, with said Alley No. 379, S 45° 47' 34" W, 76.16 feet to Ridgefield Properties of record in Instrument No. 20200717-0078575, R.O.D.C.;

THENCE, with said Alley No. 379, S 45° 55' 32" W, 125.55 feet to the Elliston GP property of record in Instrument No. 20201116-0134589, R.O.D.C.;

THENCE, N 47° 59' 26" W, 112.00 feet to the POINT OF BEGINNING; Containing 23,882 Square Feet or 0.54 Acre.

Being the same property conveyed to Ridgefield Properties, a Tennessee general partnership, by deeds from Anthony Rentals, a Tennessee general partnership, of record as Instrument No. 20200717-0078574 and 20200717-0078575, said Register's Office; and by deed from H.G. Hill Realty Company, LLC, a Tennessee limited liability company, of record as Instrument No. 20201001-0113217, said Register's Office.

The purpose of this instrument is to consolidate three parcels previously conveyed to Grantor as described in the deeds of record as Instrument Nos. 20200717-0078574, 20200717-0078575 and 20201001-0113217, said Register's Office, and designated as Map 92-15, Parcels 172, 173 and 174, into one parcel of land.

This is improved property known as 2115, 2201 and 2209 Elliston Place, Nashville, Tennessee 37203.

(Signature on the following page)

IN WITNESS WHEREOF, undersigned has hereunto set its hand this the 1TH day of November, 2021.

RIDGEFIELD PROPERTIES,
a Tennessee general partnership

By: Kermit C Stengel Co.,
a Tennessee corporation,
its Managing General Partner

By: _____
Marc K. Stengel, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Marc K. Stengel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Kermit C Stengel Co., a Tennessee corporation, the Managing General Partner of Ridgefield Properties, the within named bargainor, a Tennessee general partnership, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as the President of Kermit C Stengel Co., the Managing General Partner of the general partnership.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 5th day of November, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

EVAN MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

4853-7429-3505.2