ADDRESS NEW OWNER	MAP-PARCEL	SEND TAX BILLS TO
215 Third Owners LLC 315 Deaderick Street, Suite 2240 Nashville, TN 37238	09302316300	New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

THIS QUITCLAIM DEED is executed as of this 12th day of November, 2021, by LINEBERRY PROPERTIES, INC., a Tennessee corporation (the "***Grantor***") to 215 THIRD OWNERS LLC, a Delaware limited liability company ("***Grantee***").

THAT, Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, hereby transfers, sells, assigns, and quitclaims to, Grantee's successors and assigns, all of that certain real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "***Property***").

This is improved property located at 215 Third Avenue North in Nashville, Davidson County, Tennessee, 37201.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

TO HAVE AND TO HOLD said tract or parcel of real property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any manner appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

Karen Johnson Davidson County
Batch# 755121 **DEEDQC**
11/15/2021 02:31:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211115-0151841

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 12th day of November, 2021.

Notary Public
My Commission Expires: 7/22/2025

JODEAN M. KING
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

GRANTOR:

LINEBERRY PROPERTIES, INC.,
a Tennessee corporation

By: _____
Name: Dewey Lineberry
Its: President

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

Before me, the undersigned, Carin A. Koop a Notary Public in and for the State and County aforesaid, personally appeared Dewey Lineberry, 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 Lineberry Properties, Inc., the within named bargainor, a Tennessee corporation, and that as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand, at office, this 9 day of November, 2021.

Carin A. Koop
NOTARY PUBLIC
My Commission Expires: 3-21-2023

CARIN A. KOOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit A
Legal Description

ALL THAT TRACT OF LAND SITUATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING BOUND TO THE SOUTHWEST BY PRINTER'S ALLEY, TO THE NORTHWEST BY BANKER'S ALLEY, AND TO THE NORTHEAST BY THIRD AVENUE NORTH. ALSO BEING KNOWN AS PART OF LOT NO. 41, OF THE MAP OF THE ORIGINAL TOWN OF NASHVILLE (NOT OF RECORD), AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY JAMES A. HAMILTON, JR. ENGINEERS, DATED MARCH 10, 1970, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THIRD AVENUE NORTH (50' WIDE PUBLIC RIGHT-OF-WAY) AND THE SOUTHEASTERLY LINE OF BANKERS ALLEY BEING (UNKNOWN WIDTH PUBLIC ALLEY), LYING 10.39 FEET SOUTHERLY OF THE APPARENT COMMON ORIGINAL LINE BETWEEN LOTS 40 AND 41 OF AFORESAID MAP OF THE ORIGINAL TOWN OF NASHVILLE. BEING A MAG NAIL SET;

THENCE A GRID BEARING SOUTH 26° 40' 52" EAST A DISTANCE OF 31.35 FEET TO MAG NAIL SET AT NEAR A BRICK BUILDING CORNER;

THENCE SOUTH 62° 08' 45" WEST A DISTANCE OF 177.22 FEET TO A MAG NAIL SET ON THE NORTHEASTERLY LINE OF PRINTER'S ALLEY; PREVIOUS COURSE LYING SOUTHEASTERLY AND APPROXIMATELY PARALLEL TO AFORESAID BRICK BUILDING FACE; VARYING FROM 1.3 FEET NEAR THE NORTHEASTERLY END, AND 1.6 FEET, AT A POINT 8 FEET FROM THE SOUTHWESTERLY END AT A BUILDING JOG;

THENCE ALONG SAID NORTHEASTERLY LINE OF PRINTER'S ALLEY NORTH 26° 09' 55" EAST A DISTANCE OF 32.85 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF BANKER'S ALLEY, BEING A MAG NAIL SET; ALSO LYING 4.47 FEET EASTERLY OF THE APPARENT COMMON ORIGINAL LINE BETWEEN LOTS 41 AND 53 OF AFORESAID MAP OF THE ORIGINAL TOWN OF NASHVILLE;

THENCE ALONG SAID SOUTHEASTERLY LINE OF BANKER'S ALLEY NORTH 62° 37' 45" WEST A DISTANCE OF 176.90 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 0.130 ACRES AS SHOWN ON THAT CERTAIN ALTA/ACSM SURVEY BY J. WESLEY ABERCROMBIE, TENNESSEE REGISTERED LAND SURVEYOR NO. 2725.

BEING THE SAME PROPERTY CONVEYED TO 215 THIRD OWNERS LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED FROM LINEBERRY PROPERTIES, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20211115-0151840, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.