Karen Johnson Davidson County
Batch# 758658 DEEDQC
11/22/2021 08:26:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211122-0154450

Map/Par: 105-09-0-052

QUITCLAIM DEED

Address of New Owner
Belmont University
c/o Jason B. Rogers
1900 Belmont Boulevard
Nashville, Tennessee 37212

Send Tax Bills To:
New Owner

This Instrument Prepared By:

J. Terry Price
Guenther, Jordan, & Price, Attorneys
P. O. Box 696
101 5th Avenue West, Suite 102
Springfield, Tennessee 37172-0696

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration for this transfer is $0.

Affiant

AMY D. IRWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Subscribed and sworn to before me this 4th day of November, 2021.

Notary Public

My Commission Expires September 8th, 2025

For and in Consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, 1801 12th Avenue South, LLC, a Tennessee limited liability company (hereafter referred to as "Grantor") by these presents does hereby quitclaim and convey unto Belmont University, a Tennessee nonprofit, educational, corporation, its successors and assigns, (hereafter referred to as "Grantee") all right, title, and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

A Tract of land lying in Nashville, Davidson County, Tennessee according to an unrecorded survey by Charles B. Moseley, Jr., R.L.S. #0778 of Land Surveying Services, dated April 8, 2005, more particularly described as follows:

Being a parcel of land in Nashville, Davidson County, Tennessee, bounded on the north by the southerly margin of Wedgewood Avenue, on the east by the westerly margin of 12th Avenue South, on the south by Belmont University of record as Instrument No. 20040616-71412 and Metropolitan Government of Nashville and Davidson County, Tennessee of record in Deed Book 6301, page 076 and on the west by the Albert J. Bart Property of record as Instrument No. 20040618-72323, more particularly described as follows:

Beginning at an iron pin on the westerly margin of 12th Avenue South, northeast corner to the aforementioned Belmont University Property; thence, leaving Avenue South and with a line common with the Belmont University and Metropolitan Government Properties, N 81 deg. 27' 00" W 290.96 feet to an iron pin, southeasterly common corner with the aforementioned Albert J. Bart Property; thence with said Bart Property easterly line and with the centerline of former 13th Avenue South, being closed by Ordinance No. BL2003-1523, N 09 deg. 35' 46" E, 67.18 feet to an iron pin on the southerly margin of Wedgewood Avenue; thence, with said southerly margin, N 79 deg. 14' 27" E, 27.67 feet to a point; thence continuing with said southerly margin of a curve to the right having a radius of 1160.00 feet, chord of 257.35 feet at N 85 deg. 46' 18" E, 257.89 feet to the beginning of a curve to the right joining said southerly margin with the westerly margin of 12th Avenue South; thence, with said joining curve having a radius of 25.00 feet, chord of 39.90 feet at S 34 deg. 54' 31" E, 46.20 feet to an iron pin on the westerly margin of 12th Avenue South; thence with said westerly margin, S 18 deg. 01' 58" W, 35.27 feet to an iron pin; thence, continuing with said westerly margin to a curve to the left having a radius of 930.00 feet, chord of 70.07 feet at S 15 deg. 56' 31" W, 70.09 feet to the point of beginning.

Being the same property conveyed to 1801 12th Avenue South, LLC, a Tennessee limited liability company in Instrument No. 20100507-0034999. The property description used in this conveyance was taken verbatim from the previous conveyance of this Property to which said conveyance should be referred for any clarifications of this property description.

This is improved property, known as 1801 12th Avenue South, Nashville, Tennessee 37203.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and as shown in prior conveyance.

Witness this 4th day of November, 2021, the Tennessee limited liability company having caused its name to be signed hereto by its duly authorized officers on said day and date.

1801 12th Avenue South, LLC
A Tennessee limited liability company

By: _____
Jason B. Rogers, Manager

By: _____
Steven T. Lasley, Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Amy D. Irwin, a Notary Public of the above State and County, personally appeared Jason B. Rogers and Steven T. Lasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Managers of 1801 12th Avenue South, LLC, the within named bargainor, a Tennessee limited liability company, and that they, as such Managers, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as the Managers.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: September 8th, 2025

