Box 36

(A)

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF NOVEMBER, 2021.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07, 2024

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33779.PFD

Karen Johnson Davidson County
Batch# 760191 DEEDQC
11/23/2021 03:22:50 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20211123-0155668

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Q & A Holdings, G.P. 45 Annandale Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	092-8-306 092-8-309 092-8-368 092-12-330 092-8-293 092-8-292 092-8-291

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Jack C. Wilder **("Grantor")**, by these presents, quitclaims, grants and conveys unto Q & A Holdings, G.P., a Tennessee general partner **("Grantee")**, its successors and/or assigns, all his right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

See Exhibit "A" attached hereto

FOR INFORMATION PURPOSES ONLY
Property Address: 15th Ave. N, Hynes St. & McMillin St., Nashville, TN

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 23rd day of day of November, 2021.

Jack Wilder

STATE OF TENESSEE)
)
COUNTY OF DAVIDSON)

Before me, Bobbie Cooper, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack Wilder, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this 23rd day of November, 2021.

Notary Public

My Commission Expires:_____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

EXHIBIT "A"

Land in Davidson County, Tennessee described as follows:

Tract I

Being Lots 12, 13, 14 and 15 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee.

Tract II

Being a tract of land in Nashville, Davidson County, Tennessee, said tract being Lots 28, 29, 30 and part of 31 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a Magnetic Nail (old) on the eastern margin of McMillin Avenue (40' ROW) at the common corner of Lots 27 & 28 on said subdivision plat, thence leaving said eastern margin and with the common line of said Lots 27 & 28 North 49 degrees 05 minutes 53 seconds East for 100.00 feet to a ½" Iron Rod (old) on the western margin of Alley #371 (12' ROW);

Thence leaving said Lot 27 and with said western margin South 41 degrees 02 minutes 34 seconds East for 213.76 feet to a Iron Rod capped Elliott at the northwest intersection of said Alley #371 and Hynes Street (50' ROW), said Rod also being the southeast corner of said Lot 31;

Thence leaving said Alley #371 and with the northern margin of said Hynes Street South 59 degrees 11 minutes 07 seconds West for 39.78 feet to a ½" Iron Rod capped Elliott, said Rod being the southeast corner of the O.I.C. Homes at 300 McMillin Street property as of record in MA-20171030 0111071, Register's Office for Davidson County, Tennessee;

Thence leaving said northern margin and with the eastern line of said O.I.C. Homes at 300 McMillin Street property North 40 degrees 32 minutes 55 seconds West for 55.91 feet to a ½" Iron Rod (old) on the common line of said Lots 30 & 31;

Thence with the northern line of said O.I.C. Homes at 300 McMillin Street property South 48 degrees 47 minutes 05 seconds West for 61.33 feet to a ½" Iron Rod capped Elliott on said eastern margin of McMillin Avenue, said Rod also being the common corner of said Lots 30 & 31;

Thence leaving said Lot 31 and with said eastern margin of McMillin Avenue North 41 degrees 02 minutes 34 seconds West for 151.22 feet to the point of beginning, said tract of land herein described containing 0.399 acres more or less, and being according to a boundary survey performed by Clint Elliott Survey dated 02-20-2020, Jason A. Garrett, TN RLS # 2831.

Such property also described as follows:

TRACT I: 311 15th Avenue North, Map 92-8-00, Parcel 306.00

Being Lot No. 12 in McMillin's Subdivision of the Old State Penitentiary Land, a plan of which subdivision is of record in Book 161, page 119, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the west side of 15th Avenue North, formerly Stone Wall Street and extends back between parallel lines 100 feet to a 12 foot alley.

TRACT II: Originally 307 15th Avenue North, Map 092-08-00, Parcel 309

Being Lot No. 13 in Gov. McMillin' s Plan of Subdivision of the Old State Prison Lands, of record in Book 161, page 119 , Register's Office for Davidson County, Tennessee as follows:

Being Lot No. 13 fronts 50 feet on the westerly side of Fifteenth Avenue North, formerly known as Stonewall Street and runs back between parallel lines 101 feet to an alley.

TRACT III: 301 15th Avenue North, Map 092-08-00, Part of Parcel 368.00

Being Lot No. 14 on the Plan of Gov. McMillin's Plan of Subdivision of Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the westerly side of 15th Avenue, North, formerly Stonewall Street, runs back between parallel lines 100 feet to an alley.

TRACT IV: 301 15th Avenue North, Map 092-08-00, Part of Parcel 368.00

Being Lot No. 15 on the Plan of Gov. McMillin's Subdivision of Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 83.7 feet on the westerly side of 15th Avenue, North, formerly Stonewall Street, and runs back 101.7 feet on the northerly margin of Hynes Street to a 12-foot alley; thence with the easterly margin of said alley 65.4 feet; thence with the line between Lot Nos. 14 and 15, 100 feet to the westerly margin of 15th Avenue North.

TRACT V: 1500 Hynes Street, Map 092-12-00, Parcel 330

Being the northeasterly or rear part of Lot No. 31 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point on the northerly margin of Hynes Street, 61 feet 10 inches easterly from the northeast corner of said Hynes Street or McMillin Avenue, said point being the southeast corner of a part of Lot No. 31 conveyed to E. J. Roberts by Deed from Jno. E. Barnard, et al, as of record in Book 513, page 712, said Register's Office; thence, with the northerly margin of said Hynes Street eastwardly 39 feet 6 inches more or less to the northwardly 63.1 feet more or less to

the southeast corner of Lot No. 30 on said Plan; thence with the line between said Lots Nos. 30 and 31, westwardly 38 feet 8 inches more or less to the northeast corner of said E. J. Roberts property; thence with the eastern boundary line of said Roberts property, southwardly 56 feet 3 inches more or less to the beginning.

TRACT VI: 308 McMillin Street, Map 092-08-293.00

Land in Davidson County, Tennessee, being Lot No. 28 in McMillin's Old State Penitentiary Plan, fronting 50 feet on the east side of McMillin Street, and running back between parallel lines 100 feet to a 12 foot alley.

TRACT VII: 306 McMillin Street, Map 092-08-292.00

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Governor McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT VIII: 302 McMillin Street, Map 092-08-291.00

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the easterly side of McMillin Avenue (now McMillin Street) and runs back between parallel lines 100 feet to an alley.

Being the same property conveyed to Q & A Holdings, G.P., a Tennessee general partnership by Deed from Jack C. Wilder, record in Instrument No. 20211001-0131963 & Instrument No. 20211001-0131964, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jack C. Wilder by Deed from Q & A Holdings, G.P., a Tennessee general partnership, of record in Instrument No. 20211123-0155665, Register's Office for Davidson County, Tennessee.