This instrument prepared by and after recording return to:

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Karen Johnson Davidson County
Batch# 775783 DEEDQC
12/17/2021 09:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211217-0166968

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Mainland 8th, LLC c/o Mainland Asset Management, LLC 118 16th Ave., S., Ste. 230 Nashville, TN 37203	[Same as New Owner]	105-14-0-066.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **PARGA, GP, A TENNESSEE GENERAL PARTNERSHIP** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MAINLAND 8th, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter referred to as "Grantee"), the following described real property together will all appurtenances, privileges, and easements, to wit:

Being a tract of land lying in the 17th Council District of Davidson County, Nashville, Tennessee, and being a portion of Lot 64 of Map of Waverly Place as recorded in Plat Book 57, Page 95, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the east by the western right of way (ROW) of 8th Avenue South (State Route 6, U. S. Highway 31), bounded on the south by a portion of said Lot 64, being Michael & Michele Lutz as recorded in Instrument Number 20050223-0019559, RODC, bounded on the west by the eastern ROW of Alley #672, and bounded on the north by a portion of said Lot 64, being O.I.C. The Lofts on Eighth as recorded in Instrument Number 20061116-0142670, RODC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a set point lying on the western ROW of 8th Avenue South, being ±205' from the centerline intersection of said 8th Avenue South and Prentice Avenue and being the southeast corner of said O.I.C. The Lofts on Eighth;

Thence, along said ROW South 14°56'36" East, 50.00 feet to a found Iron Rod with Cap stamped "Arrowhead 1859";

Thence, leaving the western ROW of 8th Avenue South and along the common line of said Michael & Michele Lutz, South 74°23'40" West, 188.20 feet to a found 5/8 inch Iron Rod lying on the eastern ROW of Alley #672;

Thence, along said ROW with a curve to the left having an arc length of 50.16 feet, a radius of 1345.30 feet, a central angle of 02°08'11", and having a chord bearing and distance of North 08°26'46" West, 50.16 feet to a found 1/2 inch Iron Rod;

Thence, leaving the eastern ROW of Alley #672 and along the common line of said O.I.C. The Lofts on Eighth, North 74°19'22" East, 182.52 feet to the point of beginning.

Tract contains 9,238 Square Feet or 0.212 Acres more or less.
Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to MAINLAND 8th, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from PARGA, GP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 202112170166967, dated December 15, 2021, said Register's Office.

The foregoing Property is unimproved property located at **2207 8th Avenue, S., Nashville, Davidson County, Tennessee 37204.**

WITNESS Grantor's hand, this 15th day of December, 2021.

PARGA, GP

By: _____
Joong Seo, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOONG SEO**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **MANAGING PARTNER** of **PARGA, GP**, the within-named bargainor, a Tennessee general partnership, and that he, as **MANAGING PARTNER**, executed the within instrument for the purposes therein contained on behalf of the company, by signing the name of the company by himself as **MANAGING PARTNER**.

Witness my hand and official seal at Nashville, TN, this 15th day of December, 2021.

_____
Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer is **$0.00**.

_____
Affiant

Sworn to and subscribed before me,
this ___ day of December, 2021.

_____
NOTARY PUBLIC

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

Tennessee Certification of Electronic Document

I, Paul Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/15/21 (date of document).

Affiant Signature

December 15, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of December, 2021

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

