QUITCLAIM DEED

Karen Johnson Davidson County Batch# 778420 DEEDQC 12/22/2021 11:00:15 AM 3 pgs Fees: $17.00 Taxes: $0.00 20211222-0169108	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 20 day of December, 2021. Notary Public My commission expires: 6/3/2023

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
712 Dickerson Property, LLC 2 Music Circle South, Suite 200 Nashville, Tennessee 37203	New Owner	082-06-0-079.00

FOR AND IN CONSIDERATION of the sum of $0.00, STEVEN L. GRISSIM, a resident of Tennessee, by these presents does hereby quitclaim and convey unto 712 DICKERSON PROPERTY, LLC, a Tennessee limited liability company, its successors and assigns, all his right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 712 Dickerson Pike, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 14 day of December, 2021.

STEVEN L. GRISSIM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of December, 2021, before me personally appeared Steven L. Grissim, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed..

Witness my hand and seal, at office in Nashville, Tennessee, this the 14 day of December, 2021.

NOTARY PUBLIC

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24

Exhibit A

Legal Description

A tract of Land in the 5th Council District of Metropolitan Nashville, Davidson County. Tennessee, being all of Lot 3 as shown on the Plan of the Nashville Housing Authority Subdivision Number Two, of record in Plat Book 4300, Page 67, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to an ALTA/NSPS Land Title Survey of Lot Number 3 – The Nashville Housing Authority Subdivision Number Two, prepared by JTA Land Surveying, Inc. – Job No. 2021-515 – last revised December 20, 2021, as follows:

Beginning at a PK nail in curb (found) in the Westerly right-of-way line of Dickerson Pike – U.S. Hwy 41 & 31 West, State Route 12 (public right-of-way – width varies) at the common Easterly property corner between Lots 2 & 3, as shown on the aforesaid plan. Said PK nail being South 05° 54' 10" West a distance of 1428.00 feet more or less from the intersection of said right-of-way line and the Southerly right-of-way line of Cleveland Street (50' public right-of-way). Said PK nail has a Tennessee State Plane coordinate of N=674,376.53, E=1,740,099.01; thence,

South 05° 54' 10" West, a distance of 200.00 feet to an iron rod (found) at the Northeasterly property corner of Lot 4B, as shown on the Resubdivision of Lot #4 – the Nashville Housing Authority Subdivision Number Two as of record in Plat Book 8250, Page 405, in the Register's Office for Davidson County, Tennessee; thence,

Leaving said Westerly right-of-way line, with the common property line between Lots 3 and 4B, North 84° 32' 14" West a distance of 168.08 feet to a concrete highway monument (found) in the Easterly right-of-way line of Interstate 24; thence,

With an off-set in said right-of-way, North 82° 28' 19" West a distance of 28.20 feet to a concrete highway monument (found); thence,

Continuing with the Easterly right-of-way line of interstate 24, North 03° 50' 34" West, a distance of 202.49 feet to a PK nail in asphalt (found) at the common Westerly property corner between the aforesaid Lots 2 & 3; thence,

Leaving the Easterly right-of-way line of Interstate 24, with the common property line between Lots 2 & 3, South 84° 19' 32" East, a distance of 230.54 feet to the POINT OF BEGINNING and containing 42,732 square feet or 0.98 acres more or less as calculated by the above bearings and distances which were determined within the precision requirements of an ALTA/NSPS Land Title Survey of 2021.

Being the same property conveyed to Steven L. Grissim, individually, by Quitclaim Deed dated October 9, 2020, from Grissim Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20210105-0001381, Register's Office for Davidson County, Tennessee.