Karen Johnson Davidson County
Batch# 783602 DEEDQC
01/04/2022 09:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220104-0001011

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MTP – Martin Ave Propco LLC 1300 Martin Street Nashville, Tennessee 37203 Attn: Johnathon Reeser	Map & Parcel Nos. 105-07-0-227 and 105-07-0-225	Same Address As New Owner
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM M. BROOKS, JR., an individual residing the State of Tennessee (the "Grantor"), hereby sells, assigns and quitclaims to MTP – MARTIN AVE PROPCO LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 1312 Martin Street & 548 Hamilton Avenue, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURE ON FOLLOWING PAGE]

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 21st day of December, 2021.

Notary Public
My Commission Expires: 1/8/24

STEPHANIE G. COVINGTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 8, 2024

4894-1566-2598.2

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 22nd day of December, 2021.

GRANTOR:

William M. ~~Brooks, Jr.~~

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Stephanie G. Covington, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM M. BROOKS, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of December, 2021.

Notary Public

My Commission Expires: 1/8/24

STEPHANIE G. COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024

Exhibit A

Land in Davidson County, Tennessee, being more particularly described according to the ALTA/NSPS Land Title Survey dated July 16, 2021, prepared by Michael H. Charette, TN RLS No. 2048 of Cherry Land Surveying, Inc. and designated as Job No. 21069 as follows:

Description of Property Being a tract of land lying in Davidson County, Tennessee, also being part of Block No. 5 on the Map of Hamilton Subdivision, as of record in Minute Book 1, Page 97, County Court for said County, being Lots Nos. 1, 2 and 3 on the unrecorded plan of the subdivision of said Block No. 5. According to said unrecorded plan said Lots Nos. 1, 2 and 3 are described together as follows:

Beginning at an iron rod set at the northeast corner of Hamilton and Martin Streets; thence with the easterly margin of Martin Street, North 07 deg 37 min 57 sec East, 167.53 feet to an iron rod set at the intersection of the easterly margin of Martin Street and the southerly margin of Alley No. 1805;

Thence with the southerly margin of Alley No. 1805, South 82 deg 34 min 03 sec East, 391.00 feet to an Iron rod set at a corner common with D&J Properties of TN, LLC, as of record in Deed Instrument No. 20081002-0100236, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of D&J Properties of TN, LLC, South 07 deg 37 min 57 sec West, 167.53 feet to an iron rod set on the northerly margin of Hamilton Avenue;

Thence with the northerly margin of Hamilton Avenue, North 82 deg 34 min 03 sec West, 391.00 feet to the point of beginning, containing 65,503 square feet (1.504 acres more or less).

Being the same property conveyed to William M. Brooks, Jr., by deed of record in Book 6459, Page 634, as re-recorded in deed of record in Book 6460, Page 634, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 12/22/2021 (date of document).

Teresa A Beardsley
Affiant Signature

12/22/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of December, 2021.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

