Karen Johnson Davidson County
Batch# 785081 DEEDQC
01/05/2022 02:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220105-0002210

QUITCLAIM DEED

FROM: Randal Nashville Properties, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Hamate-Lafayette Development Partners, LLC

Address New Owner: as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hamate-Lafayette Development Partners, LLC Attn: Tim Morris 660 Ocean Road Vero Beach, FL 32963	Same	093-10-0-219.00 093-14-0-464.00 093-10-0-221.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 30th day of December 2021.

Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randal Nashville Properties, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Hamate-Lafayette Development Partners, LLC**, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in those certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

IN WITNESS WHEREOF, Seller has caused this Quitclaim Deed to be executed effective as of the 30th day of December, 2021.

SELLER: Randal Nashville Properties, LLC,
a Tennessee limited liability company

By: _____
Ashok Patel, Authorized Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ashok Patel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Randal Nashville Properties, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Member.

Witness my hand and seal at office in Nashville, Tennessee, this 30th day of December, 2021.

_____
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

LAND DESCRIPTION PER SURVEY
TAX MAP 093-10 PARCEL 219
RSA PROJECT NUMBER 21-0378

Beginning at a set mag nail with RSA washer (SPC N: 663,451.87', E: 1,739,795.82') marking the centerline of Bucks Alley (closed) common corner with Toni C. Eaton and husband James Kenneth Eaton, SR recorded in Deed Instrument Number 20180904-0087181 in the Davidson County Register of Deeds Office Tennessee (Tax Map 093-10 Parcel 217.00) of the southern right of way for Lea Avenue thence with said line South 82 Degrees 36 Minutes 11 Seconds, 99.97 feet common corner with Tax Map 093-10 Parcel 219.00;
Thence with said line South 28°57'17" East, 122.23 feet to a point in the line of (Tax Map 093-10 Parcel 464.00
Thence with said line South 62 Degrees 50 Minutes 32 Second West, 84.99 feet to point in the line Toni C. Eaton and husband James Kenneth Eaton, SR recorded in Deed Instrument Number 20180904-0087181 in the Davidson County Register of Deeds Office Tennessee (Tax Map 093-10 Parcel 217.00, 218.00 and 463);
Thence with said line North 27 Degrees 31 Minutes 59 Seconds West, 178.87 feet to the point of beginning.
Said parcel containing 12,522.19 square feet, more or less or 0.29 acres, more or less
Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated December 14, 2021.

Tract 2:

LAND DESCRIPTION PER SURVEY
TAX MAP 093.10 PARCEL 221.00
RSA PROJECT NUMBER 21-0378

Beginning at a set mag nail with RSA washer (SPC: N: 663418.08', E: 1,740,026.11) marking the point of intersection of the southern right of way for Lea Avenue and the western right of way off 5th Avenue South thence with said line South 27 Degrees 09 Minutes 28 Seconds East, 30.00 feet to a point common corner with Tax Map 093-10, Parcel 464;
Thence with said line South 62 Degrees 50 Minutes 32 Seconds West, 130.00 feet to a point common corner with Tax Map 093-10, Parcel 119.00;
Thence with said line North 28 Degrees 57 Minutes 17 Seconds West, 122.23 feet to a point in the southern right of way for Lea Avenue;
Thence with said line South 82 Degrees 36 minutes 11 Seconds East, 162.50 feet to the point of beginning:
Said parcel containing 9,948.46 square feet, more or less or 0.23 acres, more or less
Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated December 14, 2021.

Tract 3:

LAND DESCRIPTION PER SURVEY
TAX MAP 093-10 PARCEL 464.00
PROJECT NUMBER 21-0378

Beginning at point in the western right of way 5th Avenue South common corner with Tax Map 093-10-221.00, being located South 27 Degrees 09 Minutes 28 Seconds East, 30.00 feet from a set mag nail with RSA washer marking the point of intersection of the southern right of way for Lea Avenue and the western right of way off 5 th Avenue; thence with the western right of way off 5th Avenue; Thence with said line South 27 Degrees 09 Minutes 28 Seconds East, 146.16 feet to a set mag nail with RSA washer the beginning of a curve concave northwesterly, said curve has a radius of 45.00 feet;
Thence southwesterly along said curve through a central angle of 140 Degrees 05 Minutes 20 Seconds, an arc distance of 110.03 feet and bearing direction of North 42 Degrees 53 minutes 12 Seconds West, chord distance 84.60 feet to a set mag nail with RSA washer in the northern right of way for Lafayette Street;
Thence with said line North 67 Degrees 04 Minutes 09 Seconds West, 211.02 feet to a set mag nail with RSA washer common corner with Toni C. Eaton and Kenneth James, Sr. recorded in Quitclaim Deed Instrument Number 20180904-00871871 in the Davidson County Register Deeds Tennessee (Tax Number Map 093-10, Parcel 217.00, 218.00 and 463);
Thence with said line North 27 Degrees 31 Minutes 59 Seconds West, 13.17 feet to a point common corner with Tax Map 093-10 Parcel 219;
Thence with said line North 62 Degrees 50 Minutes 32 Seconds East, 84.99 common corner with Tax Map 0930-10 Parcel 221.00;
Thence with said line North 62 Degrees 50 Minutes 32 Seconds East, 130.00 feet to the point of beginning.
Said parcel containing 27.337.64 square feet, more or less or 0.63 acres, more or less
Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated December 14, 2021.

Being the same property conveyed to RANDAL NASHVILLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from SHIRLEY STREET INVESTMENTS, LLC, as Instrument No. 20170703-0066926, dated June 28, 2017, at the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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 December 30, 2021.

C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of December, 2021.

Notary Public

My Commission Expires: 10/2/2023

