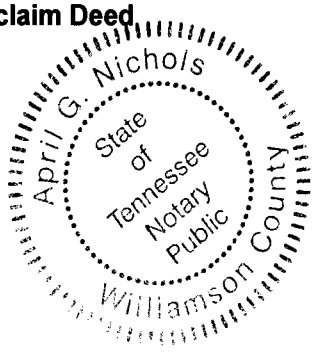
Quitclaim Deed



State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 5th day of January, 2022.

Notary Public
My Commission Expires: 6-24-2023

Karen Johnson Davidson County
Batch# 785638 **DEEDQC**
01/10/2022 08:07:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220110-0002369

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RET
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Rose Park Properties, LLC 1411 A Hawkins Street Nashville, TN 37203	NEW OWNER	93-13-0345.00 93-13-0344.00

KNOW ALL MEN BY THESE PRESENTS that **Rose Park Properties, LLC**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Rose Park Properties, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A tract of land situated in the 19th Civil District of Nashville, Davidson County Tennessee. Being a parcel 344.00 & 345.00 on Davidson County Tax Map 93-13 and being more particularly described as follows:
Beginning at an iron rod(new – RLS #2039); along or near the intersection of the westerly right of way margin of 14th Avenue North(50-foot right of way) and the northerly right of way margin of alley #425(20-foot right of way) and being the most southeasterly corner of the herein described tract;
Thence, leaving said westerly right of way margin and along or near the northerly margin of the aforementioned alley; North 82°07'50" West for a distance of 96.58 feet to an iron rod(found), being the most southwesterly corner of the herein described tract and the southeasterly corner of the O.I.C. 1405 & 1407 Hawkins Street Townhome Properties, as recorded in Instrument Number 20161121-0122572, Register's Office for Davidson County, (R.O.D.C.);
Thence, leaving said right of way margin and along or near the common line of the herein described tract and O.I.C. 1405 & 1407 Hawkins Street Townhome Property, North 09°11'02" East for a distance of 205.37 feet to an iron rod(new – RLS #2039), being along or near the southerly right of way margin of Hawkins Street(50-foot right of way) and the northwesterly corner of the herein described tract and the northeasterly corner of O.I.C. 1405 & 1407 Hawkins Street Townhome Property;
Thence, leaving the of O.I.C. 1405 & 1407 Hawkins Street Townhome Property and along or near the southerly margin of Hawkins St, South 81°54'18" East 96.47 feet to an iron rod(new – RLS #2039), being the northeast corner of the herein described tract and along or near the southwest right of way intersection of Hawkins Street and 14th Avenue South;
Thence, leaving said right of way intersection and along or near the westerly right of way margin of 14th Avenue South, South 09°09'20" West for a distance of 204.99 feet to the Point of Beginning and containing 19,801 square feet or 0.45 acres, more or less.
Being the Jonathan Graepel Property as described in Instrument Number 20201229-0154269 and the Millbaum & Berstein Series, LLC Property as described in Instrument Number 20170104-0000995, (R.O.D.C.) and further described as Lot #47 on the Plan of Sigler's Addition to Nashville, as of record in Plat Book 1, Page 4, (R.O.D.C.)

The above description is based upon a Boundary Survey of 1401 & 1403 Hawkins Street by Roger Harrah dated 12/15/2020

Being the same properties conveyed to Rose Park Properties, LLC by Quitclaim Deeds dated January 5th, 2022 and recorded _____ in Instrument #_____ and Instrument #_____, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 1401 Hawkins Street, Nashville, TN 37203 and 1403 Hawkins Street, Nashville, TN 37203.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 5th day of January, 2022.

Rose Park Properties, LLC
By: Che Mock, Chief Manager

Rose Park Properties, LLC
By: Jonathan Graepel, Secretary

Daphne Stowe

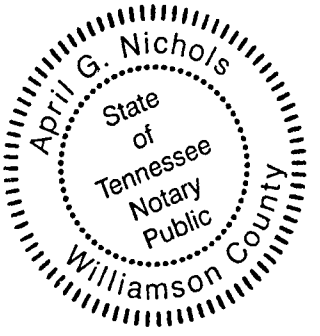
Rose Park Properties, LLC
By: Daphne Stowe, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Che Mock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager (or other officer authorized to execute the instrument) of Rose Park Properties, LLC. the within named bargainor, a limited liability company, and that such Chief Manager or officer as such Chief Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager..

Witness my hand and seal this 5th day of January, 2022.

NOTARY SIGNATURE
Notary Expires:6-24-2023



State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Jonathan Graepel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Secretary (or other officer authorized to execute the instrument) of Rose Park Properties, LLC. the within named bargainor, a limited liability company, and that such Secretary or officer as such Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Secretary.

Witness my hand and seal this 5th day of January, 2022.

NOTARY SIGNATURE
Notary Expires: 6-24-2023



State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Daphne Stowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member (or other officer authorized to execute the instrument) of Rose Park Properties, LLC. the within named bargainor, a limited liability company, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand and seal this 5th day of January, 2022.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

