This Instrument prepared by and after recording return to:

Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 785908 DEEDQC
01/10/2022 12:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220110-0002718

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Mainland 4th, LLC 118 16th Avenue South, Suite 230 Nashville, TN 37203	0931527400	Same as New Owner

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tennessee Parking, Inc., a Tennessee corporation** (the "Grantor"), has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **Mainland 4th, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain tracts or parcels of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property").

The Property is improved property known as 914 3rd Avenue S., Nashville, Davidson County, Tennessee 37210.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated effective this the 30th day of December, 2021.

[Signature pages follow]

[Signature pages to Quitclaim Deed]

GRANTOR:

TENNESSEE PARKING, INC.

By: _____
Carl Jerry Reid, Jr., its President

STATE OF ~~TENNESSEE~~ NC)
COUNTY OF Wake)

Before me, Truong Nguyen, a Notary Public of said County and State, personally appeared Carl Jerry Reid, Jr., 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 President of the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

WITNESS my hand and seal at office this 27 day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 02/25/2023

TRUONG NGUYEN
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 02-25-2023.

4879-0378-4199.4

[Signature pages to Special Warranty Deed]

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 29th day of December, 2021.

Sherryl L. Sanders
NOTARY PUBLIC

My Commission Expires: May 5, 2025

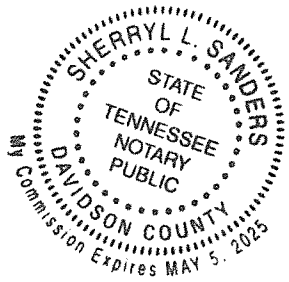


EXHIBIT A

Property Description

Being a tract of land lying in the 17th Council District of Davidson County, Nashville, Tennessee. Said tract being Lots 35, 36, 37 and a portion of Lot 34 of McGehee Lots as recorded in Minute Book "A", Page 368, Chancery Court of Davidson County, Tennessee, said lots being Tennessee Parking, Inc. as recorded in Instrument Number 201610140109101, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the east by the western Right of Way (ROW) of Lafayette Street and by the western ROW of Alley #148, bounded on the south by Nelda Lee Sturgeon as recorded in Book 6839, Page 396, RODC, bounded on the west by the eastern ROW of 3rd Avenue South, and bounded on the north by National Advertising Company, as recorded in Book 5518, Page 691, RODC, and by the southern ROW of Interstate 40. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found concrete monument lying on the southwest ROW intersection of said Lafayette Street and said Interstate 40; thence along said western ROW of Lafayette Street South 67°00'17" East 5.63 feet to a set iron rod with cap lying on the western ROW of Alley #148; thence along said western ROW of Alley #148 South 27°29'33" East 131.66 feet to a set iron rod with cap; thence leaving said ROW of Alley #148 and along the common line of said Sturgeon South 62°16'29" West 135.00 feet to a point lying on said eastern ROW of 3rd Avenue South; thence along said ROW of 3rd Avenue South, North 27°29'33" West 160.00 feet to a set iron rod with cap; thence leaving said ROW of 3rd Avenue South and along the common line of said National Advertising Company North 62°16'29" East 55.68 feet to a set iron rod with cap lying on said southern ROW of Interstate 40; thence along said ROW of Interstate 40 with the following: South 81°57'17" East 43.79 feet to a found concrete monument; thence North 59°58'08" East 40.14 feet to the point of beginning.

Tract contains 20,056 square feet or 0.46 acres.

Bearings based on Tennessee State Plane Coordinate System.

Certificate of Authenticity

I, Julie Bostian, do hereby make oath that I am 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.

12/30/2021
Date

Teresa Falk
Affiant Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 10/22/2025
Date

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025