Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This Instrument prepared by and after recording return to:

Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 788653 DEEDQC
01/12/2022 11:59:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220112-0004274

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Mainland 932 4th, LLC 118 16th Avenue South, Suite 230 Nashville, TN 37203	093-15-0-217.00	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, **LAND DEVELOPMENT.COM, INC., a Tennessee corporation** (the "Grantor"), has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **Mainland 932 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 0 4th 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 31st day of December, 2021.

[Signature pages follow]

[Signature page to Quitclaim Deed]

GRANTOR:

LAND DEVELOPMENT.COM, INC.

By: _____
Ardavan Afrakhteh, its Chief Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Carrie Borden, a Notary Public of said County and State, personally appeared Ardavan Afrakhteh, 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 Chief Manager 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 21st day of Dec, 2021.

_____
NOTARY PUBLIC

CARRIE BORDEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/22/25

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF Williamson)

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 31st day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 11/22/25

CARRIE BORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Being a tract of land lying in the 17th Council District of Davidson County, Nashville, Tennessee, and being Lot 77 and a portion of Lot 78 of T. W. Pettus vs Anna C. Etals plat as recorded in Plan Book 1, Page 134, Chancery Court of Davidson County. Said tract being bounded on the north by the southern right of way (ROW) of McCann Street, bounded on the east by the western ROW of Alley #148, bounded on the south by Terry P. Rogers and Sherri S. Rogers, as recorded in Book 8807, Page 290, Register's Office of Davidson County, Tennessee, and bounded on the west by the eastern ROW of 4th Avenue South (U.S. Highway 31 Alt, State Route 11). Said tract being more particularly described as follows:

POINT OF BEGINNING being a set point lying on the southeast ROW intersection of the said 4th Avenue South and said McCann Street and being the northwest corner of said Lot 77; thence along said southern ROW of McCann Street North 62°16'29" East 135.00 feet to a set point being the southwest ROW intersection of said McCann Street and said Alley #148; thence leaving said ROW of McCann Street and along said western ROW of Alley #148 South 27°30'22" East 57.00 feet to a set point; thence leaving said ROW of Alley #148 and along the common line of said Rogers South 62°16'29" West 135.00 feet to a set point lying on said eastern ROW of 4th Avenue South; thence along said ROW of 4th Avenue South, North 27°30'22" West 57.00 feet to the point of beginning.

Tract contains 7,695 square feet or 0.18 acres, as surveyed by L. Brandon Lambert, RLS #2828, dated 21 December, 2021.

Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Mainland 932 4th, LLC, a Tennessee limited liability company, by Special Warranty Deed from Land Development.com, Inc., a Tennessee corporation, of record in Instrument No. 20220112-0004273, Register's Office for Davidson County, Tennessee.