This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 791239 DEEDQC
01/14/2022 02:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220114-0006162

QUIT CLAIM DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Parcel
921 Main, LLC 164 Rosa L. Parks Blvd. Nashville, TN 37203	Same as New Owner	082-12-0-265.00 082-12-0-266.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **STANTON E. NORFLEET AND SPOUSE, ANN B. NORFLEET** (collectively, "Grantor"), herein this day and do by these presents forever **QUITCLAIM** to **921 MAIN, LLC**, a Tennessee limited liability company ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of December, 2021, but is effective as of the 28 day of December, 2021.

GRANTOR:

STANTON E. NORFLEET

ANN B. NORFLEET

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, STANTON E. NORFLEET, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing his name.

Witness my hand and official seal this 28th day of December, 2021

My Commission Expires:
July 9, 2024

Notary Public

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ANN B. NORFLEET, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained, by signing her name.

Witness my hand and official seal this 28th day of December, 2021

My Commission Expires:
July 9, 2024

Notary Public

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

AFFIDAVIT OF VALUE

I, Michael Shopfner, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 28th day of December, 2021.

Affiant

Notary Public

My Commission Expires: _____

HOLLY MATLOCK NEAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-20-2022

EXHIBIT "A"

Legal Description of the Property

Land situated in the 6th Council District of Davidson County, Nashville, Tennessee, said land being a portion of Lots 1, 2 & 3, as shown on the Plan of D.D. Phillip's Silverdene Park Subdivision, of record in Plat Book 421, Page 31 with the Register's Office for Davidson County, Tennessee (R.O.D.C.,TN) and is more particularly described as follows:

Commencing at the approximate existing centerline intersection of Main Street and McFerrin Avenue, thence North 12 degrees 58 minutes 11 seconds East, a distance of 253.34 feet to a Mag nail set at the intersection of the easterly margin of McFerrin Avenue and the southerly margin of a 19.3 foot wide Alley (Number 277), said nail being the point of beginning of the herein described land;

Thence along the southerly margin of said alley, North 65 degrees 08 minutes 42 seconds East, a distance of 73.00 feet to a Mag nail set, said nail being the Northeasterly corner of the aforementioned Lot 3;

Thence leaving said Alley and along the Lot line, South 25 degrees 05 minutes 38 seconds East, a distance of 160.00 feet to a PK nail found along the Northerly margin of Main Street, said nail being the Southeasterly corner of the herein described land and the Southwesterly corner of land conveyed to Brandon Bubis in Instrument Number 20151214-0125739, R.O.D.C.,TN;

Thence leaving said line and along the Northerly margin of Main Street, South 65 degrees 06 minutes 57 seconds West, a distance of 127.65 feet to a Mag nail set;

Thence with a curve turning to the right, having a radius of 17.50 feet, a chord bearing of North 69 degrees 53 minutes 03 seconds West, a chord length of 24.75 feet, for an arc length of 27.49 feet to a Mag nail set;

Thence with a compound curve turning to the right, having a radius of 100.00 feet, a chord bearing of North 08 degrees 47 minutes 20 seconds West, a chord length of 55.45 feet, for an arc length of 56.18 feet to a Mag nail set along the Easterly margin of McFerrin Avenue;

Thence along said margin, North 07 degrees 18 minutes 23 seconds East, a distance of 105.87 feet to the point of beginning of the herein described land, containing an area of 18,971.268 Square Feet or 0.435 Acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor No. 2660 on December 13th, 2021 under Gresham Smith Project No. 45422.00

TRUE COPY CERTIFICATION

I, Anna Barry, 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 28, 2021** (date of document).

Anna Barry

12/28/21
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 12/28/21, before me, the undersigned, personally appeared Anna Barry, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 3/25/24

