Karen Johnson Davidson County
Batch# 792208 **DEEDQC**
01/18/2022 11:44:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220118-0006727

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
Ottinger Law Group, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 14th day of January, 2022.

Notary Public
My Commission Expires: Sept. 6, 2022

BRANDI NORRED MAIORINO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

QUITCLAIM DEED

Addresses of New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
3201 Trevor Street, Ste 200 Nashville, TN 37209	New Owner	105-13-0-095.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **501 Gallatin Partners, LLC**, a Tennessee limited liability company owning a seventy-five percent (75.0%) undivided interest as tenants in common ("**Grantor**"), does hereby quitclaim, transfer and convey unto **2301 12th AVE, LLC**, a Tennessee limited liability company ("**Grantee**") its successors and assigns, all of Grantor's right, title and interest in and to the improved real estate located in Davidson County, Tennessee, as more particularly described on Exhibit A hereto and incorporated herein (the "**Property**").

The "**Property**" is improved real property located **at 2301 12th Avenue South, Nashville, Davidson County, Tennessee 37204**, as more particularly described in Exhibit A attached hereto and incorporated herein by reference.

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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 14th day of January, 2022.

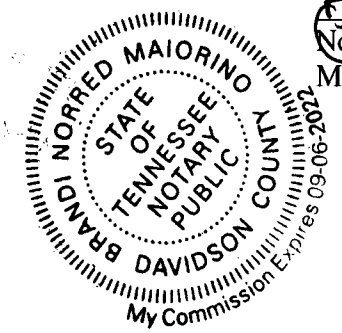
501 Gallatin Partners, LLC,
a Tennessee limited liability company

By: _____
Robert W. Lowe, Jr.
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert W. Lowe, Jr., with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Representative of 501 Gallatin Partners, LLC and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of January, 2022.



_____
Notary Public
My Commission Expires: Sept 6, 2022

EXHIBIT A

Legal Description

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the north 40.0 feet of the east 74.0 feet of Lot No. 9 on the plan of Belmont Land Company's Plan of Lots, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 40.0 feet on the west side of Granny White Pike, or 12th Avenue, South, and runs back between parallel lines along the south margin of Linden Avenue 74.0 feet to a dead line.

Being the same property conveyed to 501 Gallatin Partners, LLC, a Tennessee limited liability company and 2301 12th Ave, LLC, a Tennessee limited liability company by Special Warranty Deed from 1221 Partners, LLC, a Tennessee limited liability company, of record in Book _____, Page _____, in the Register's Office for Davidson County, Tennessee. ↳20220118-0006726

Together with that Easement Agreement filed for record as Instrument No. 20041215-0149300, in the Register's Office for Davidson County, Tennessee.