Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Contessa Trust 53 Lakeview Terrace Burlington, VT 05401	Map/Par. 93-2-3-170	SP Plus Corporation Attn: Deanna Gibbs 507 Mainstream Drive Nashville, TN 37228
This instrument prepared by: Bradley Arant Boult Cummings LLP (JGCjr) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Margaret Cohen Sherman, unmarried (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to Margaret Sherman, Trustee of The Contessa Trust (the "Grantee"), Grantee's heirs, successors and assigns, all of Grantor's right, title and interest, being an undivided 21.1175% interest, in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 204/206 Third Avenue North, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch# 800134 DEEDQC
02/03/2022 02:31:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220203-0012994

STATE OF VERMONT
COUNTY OF CHITTENDEN

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 29TH day of January, 2022.

Notary Public

My Commission Expires: January 31, 2023

IN WITNESS WHEREOF, the Grantor has executed this Deed on this 29th day of January, 2022.

Margaret Cohen Sherman, unmarried

ACKNOWLEDGMENT

STATE OF VERMONT)
COUNTY OF CHITTENDEN)

Before me, Glenn A. Jarrett, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named Margaret Cohen Sherman, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Burlington, Vermont, this the 29th day of January, 2022.

Notary Public

My Commission Expires:
January 31, 2023

EXHIBIT A

Tract 1

Real estate located in the City of Nashville, Davidson County, Tennessee, known as City No. 204 Third Avenue, North, more particularly described as follows:

Beginning at a point on the eastern margin of North College Street (now Third Avenue, North) fifty (50) feet northerly from the corner of Church Street, Joseph W. Allen's northwest corner, at a point marked "Joint of Wall" in the Plan hereinafter mentioned; thence northerly with the line of said street twenty-five (25) feet to the center of the partition wall between the store-house marked No. Two Hundred and Four (204) on said Plan situated on this lot and the storehouse marked No. Two Hundred and Six (206) on said Plan, heretofore conveyed by Thomas H. Malone, et al, Executors, to the St. Louis Trust Company, Trustee for Edith Lytle Cole; thence with the center of said wall one hundred eight (108) feet, three (3) inches to a ten foot alley as known on said Plan, which is duly recorded at Page 66 of Book 161 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made; thence southwardly with the line of said alley twenty-five (25) feet to Joseph W. Allen's northeast corner; thence westwardly with the line of said Joseph W. Allen, one hundred eight (108) feet, three (3) inches to the beginning.

Tract 2

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the easterly margin of Third Avenue, North, 75 feet northerly from the northerly margin of Church Street; running thence northerly, with the easterly margin of Third Avenue, North, 24 feet, 8 inches to the center of the partition wall between said lot and the adjoining premises; thence easterly with the center of said wall 108 feet, 3 inches to the westerly margin of an alley; thence southerly with the westerly margin of said alley, 23 feet, 11 inches to the center of the partition wall between said lot and the adjoining premises; thence westerly with the center of said wall, 108 feet, 3 inches to the beginning.

Being the same property conveyed to Margaret Cohen Sherman, formerly known as Margaret Cohen, by deeds from Percy Cohen and wife, Beatrice Cohen, of record in Book 4518, page 462, in Book 4614, page 940, and in Book 4810, page 747, all in the Register's Office for Davidson County, Tennessee.