Karen Johnson Davidson County
Batch# 817969 DEEDQC
03/09/2022 09:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220309-0026757

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Hive Nashville, LLC** ("Grantor"), a Tennessee limited liability company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mandy Development LLC,** (Grantee), a Tennessee limited liability company, all of its rights, title, and interests in the following described real property, to wit:

Parcel I - 409 Mcadoo Ave, Nashville, TN 37205 -M&P 104 01 0 328.00
Land situated in the 24th Council District of Davidson County, Tennessee, being all of Lot 93, on the plan of West End Park Terrace of record in Plat book 547, page 36, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and being more particular described as follows;

Commencing at the approximate centerline intersection of Park Circle and McAdoo Avenue, thence in a Westerly direction 238.7+/- feet to an 5/8" Iron set with a pink cap, by Dale and Associates, on the southerly right of way of McAdoo Avenue, at approximate Tennessee state plane coordinate of N:660,815.95, E:1,725,340.25, at the northwest property comer of Tax Map 104-01-0-k Parcel 900, being lots 92 & 91, also being the northeast corner of the subject property, and the point of beginning of herein described land.

Thence leaving said margin, South 25°06'58" West, a distance of 109.77 feet to an iron rod found, set by Tennessee RLS # 1838, a point on the northerly line of Lot 80, on the plan of West End Park Terrace;

Thence with the northerly line of Lots 80 & 81 on the plan of West End Park Terrace, with a curve turning to the right with an arc length of 24.96 feet, with a radius of 825.00 feet, with a chord bearing of North 60°07'16" West, with a chord length of 24.96 feet to a point at the southeast corner of Lot 94;

Thence with said line, North 25°03'08" East, a distance of 107.33 feet to a point on the southerly margin of McAdoo Avenue;

Thence with said margin, with a curve turning to the left with an arc length of 25.00 feet, with a radius of 700.00 feet, with a chord bearing of South 65°44'05" East, with a chord length of 25.00 feet to the point of beginning of herein described land, having an area of 2706.52 square feet or 0.06 acres more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on November 10, 2020, and is based on survey work conducted by Dale and Associates on June 3, 2020 under project number 20056.

Parcel II - 411 Mcadoo Ave, Nashville, TN 37205 - M&P 104 01 0 476.00
Land situated in the 24th Council District of Davidson County, Tennessee, being all of Lot 94, on the plan of West End Park Terrace of record in Plat book 547, page 36, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and being more particular described as follows;

Commencing at the approximate centerline intersection of Park Circle and McAdoo Avenue, thence in a Westerly direction 238.7+/- feet to an 5/8" Iron set with a pink cap, by Dale and Associates, on the southerly right of way of McAdoo Avenue, at approximate Tennessee state plane coordinate of N:660,815.95, E: 1,725,340.25, at the northwest property corner of Tax Map 104-01-0-k Parcel 900, being Lots 92 & 91 and being the northeast corner of Lot 93;

Thence with said margin, with a curve turning to the right with an arc length of 25.00 feet, with a radius of 700.00 feet, with a chord bearing of North 65°44'05" West, with a chord length of 25.00 feet to the common northerly corner of Lot 93 & 94 and being the point beginning of herein described land;

Thence leaving said margin, South 25°03'08" West, a distance of 107.33 feet to a point on the northerly line of Lot 81, on the plan of West End Park Terrace;

Thence with the northerly line of Lots 81 & 82 on the plan of West End Park Terrace, with a curve turning to the right with an arc length of 25.04 feet, with a radius of 825.00 feet, with a chord bearing of North 58°23'06" West, with a chord length of 25.04 feet to a point at the southeast corner of Lot 95;

Thence with said line, North 24°59'11" East, a distance of 105.02 feet to a point on the southerly margin of McAdoo Avenue;

Thence with a curve turning to the left with an arc length of 25.00 feet, with a radius of 700.00 feet, with a chord bearing of South 63°41'19" East, with a chord length of 25.00 feet to the point of beginning of herein described land, having an area of 2646.76 square feet or 0.06 acres more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on November 10, 2020, and is based on survey work conducted by Dale and Associates on June 3, 2020 under project number 20056.

Being the same property conveyed to Hive Nashville, LLC byWarranty Deed Recorded January 25, 2022 at Instrument No. 202201250009031 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 14th day of **February, 2022.**

Hive Nashville, LLC

By Michael Gomez, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said state and county, **Michael Gomez**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Sole Member** of **Hive Nashville, LLC**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker by signing the name of **Hive Nashville, LLC by himself as Sole Member.**

WITNESS my hand and official seal at office this 14th day of **February, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON — MEMORIE WHITE

For recording information only

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 0 .

AFFIANT

SUBSCRIBED AND SWORN before me this the 14th day of **February, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON — MEMORIE WHITE

PROPERTY ADDRESS:	**409-411 Mcadoo Ave., Nashville, TN 37205**
TAX PARCEL NO.:	**10401047600 & 10401032800**
PROPERTY OWNER:	**MANDY Development LLC**
OWNER'S ADDRESS:	9005 Overlook Blvd Brentwood TN 37027
MAIL TAX BILLS TO:	**New Owner**

Certificate of Authenticity

I, Holly A Mason, 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 February 14 2022

Affiant Signature

2/14/22

Date

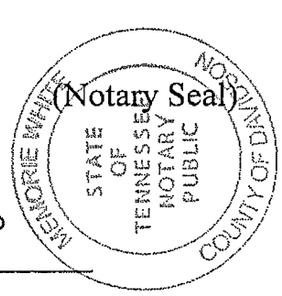
State of Tennessee

County of Dyer

Sworn to and subscribed before me this 14th day of February, 2022

Notary's Signature

(Notary Seal)



My Commission Expires: 3.3.2025