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Karen Johnson Davidson County
Batch# 828380 DEEDQC
03/25/2022 08:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220325-0034436

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 34327-06-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 17th day of March, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Jeff Zeitlin 404 Taylor Street Nashville, TN 37208	Send Tax Bills To: NEW OWNER	Tax Information: Map and Parcel No.: 082 05 0 173 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, MPAG, LLC, a Tennessee limited liability company, , ("Grantor"), does hereby quitclaim, transfer and convey unto Jeff Zeitlin, , ("Grantee"), his heirs and assigns of all its right, title and interest in the real property in the County of Davidson , State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is unimproved property known as 0 3rd Ave N., Nashville, TN, 37208.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2022.

MPAG, LLC, a Tennessee limited liability company

Anthony Werthan, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Anthony Werthan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of MPAG, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of March, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Being a portion of (2) two tracts of land in the 19th Council District of Davidson County Tennessee, said tracts being recorded in Instrument No. 20190715-0069062 and 20191022-0108353, in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T), said tracts also being a portion of Lot Nos. 14 & 66, McGavock City Park Lots, as shown in Plat book 57, Page 101, recorded in the Register of Deeds Office for Davidson County, Tennessee, said property being generally west of Cumberland River, east of Rosa L. Parks Boulevard, north of Van Buren Street, south of Magdeburg Greenway, east of and adjacent to 3rd Avenue North, west of and adjacent to 2ND Avenue North, said tracts are more particularly described according to an ALTA/NSPS survey, dated July 6, 2020, by W. Logan McCraw, TRLS No. 2887 as follows:

TRACT I (a portion of Lot 14 & 66)
Commencing at a ½" rebar (old) located in the east right of way of 3rd Avenue North, (50 foot right of way), said rebar being the northwest corner of the Peggie L. Hicks Property, (Inst. No. 20080627-0066613), Register's Office for Davidson County, Tennessee, said rebar also the southwest corner of Tract II, (described later in this description), said pin also having Tennessee State Plane Coordinates of Northing of 673530.64, Easting 1735797.11;

Thence leaving said Hicks property and with the east right of way of said 3rd Avenue North, North 27°04'58" West, 40.40 feet to a ½" rebar (old), said rebar being the **POINT OF BEGINNING FOR THIS DESCRIPTION**, said rebar also being the southwest corner of herein Tract I described and having Tennessee State Plane Coordinates of **Northing 673566.76, Easting 1735778.84;**

Thence continuing with said 3rd Avenue North and along same said bearing, **North 27°04'58" West, 9.60 feet** to a ½" rebar (old), said rebar being the northwest corner of said herein Tract I described, said rebar also being the southwest corner of the Metro Government Water & Sewer Property, (Deed Book 39, Page 558), said pin being 1.9 feet southwest from another ½" rebar (old);

Thence leaving said 3rd Avenue North, **North 62°44'51" East, 285.41 feet** to a ½" rebar (old) in the west right of way of 2ND Avenue North, (50 foot right of way), said rebar being the northeast corner of herein Tract I described, said rebar also having Tennessee State Plane Coordinates of **Northing 673705.91, Easting of 1736028.14;**

Thence with said 2nd Avenue North, **South 27°07'14" East, 4.34 feet** to a ½" rebar (old), said rebar being the southeast corner of said herein Tract I described;

Thence leaving said 2nd Avenue North, **South 62°44'51" West, 206.58 feet** to a ½" rebar (old);

Thence on a curve to the left having a **radius of 593.70, a delta of 07°37'54", an arc length of 79.08 feet, a chord bearing of South 58°55'54" West, for a chord distance of 79.02 feet** to the point of beginning and containing **1,376.6 Square Feet or 0.032 Acres more or less.**
Subject to any conveyances, restrictions, covenants, easements and right of ways both of and not of record.

TRACT II (a portion of Lot 14 & 66)
BEGINNING at a ½" rebar (old) located in the east right of way of 3rd Avenue North, (50 foot right of way), said rebar being the northwest corner of the Peggie L. Hicks Property, (Inst. No. 20080627-0066613), Register's Office for Davidson County, Tennessee, said rebar also being the southwest corner of herein Tract II, said rebar also having Tennessee State Plane Coordinates of **Northing of 673530.64, Easting 1735797.11;**

Thence leaving said Hicks property and with the east right of way of said 3rd Avenue North, **North 27°04'58" West, 40.40 feet** to a ½" rebar (old), said rebar being the southwest corner of previously described Tract I, said rebar also being the northwest corner of herein Tract II described and having Tennessee State Plane Coordinates of **Northing 673566.76, Easting 1735778.84;**

Thence leaving 3rd Avenue North and on a common line with said Tract I and on a curve to the right having a **radius of 593.70, a delta of 07°37'54", an arc length of 79.08 feet, a chord bearing of North 58°55'54" East, for a chord distance of 79.02 feet** to a ½" rebar (old);

Thence **North 62°44'51" East, 206.58 feet** to a ½" rebar (old) in the west right of way of 2nd Avenue North, (50 foot right of way), said rebar being the southeast corner of said Tract I, said rebar also being the Northeast corner of said herein Tract II;

Thence leaving said Tract I and with said 2nd Avenue North, **South 27°07'14" East, 40.00 feet** to a ½" rebar (old), said rebar being the northeast corner of said Peggie Hicks Property, said rebar also being the southeast corner of herein Tract II described;

Thence leaving said 2nd Avenue North and with the common line of said Hicks Property, **South 62°44'51" West, 206.49 feet** to a ½" rebar (old);

Thence continuing with said common line of said Hicks Property and on a curve to the left having a **radius of 553.70, a delta of 08°11'58", an arc length of 79.24 feet, a chord bearing of South 58°38'53" West, for a chord distance of 79.17 feet** to the point of beginning and containing **11,427.5 Square Feet or 0.26 Acres more or less.**

Being the same property conveyed to MPAG, LLC by Quitclaim Deed dated April 14, 2016 from Werthan Packaging, Inc., a Tennessee Corporation of record in Instrument No. 20160426-0040496, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Instrument No. 20190715-0069062, Register's Office for Davidson County, Tennessee and by Default Judgment Order filed August 1, 2011 in the Chancery Court for Davidson County, Tennessee and filed September 5, 2017 in Instrument No. 20170905-0090769, Register's Office for Davidson County, Tennessee, as corrected by Corrected Default Judgment Order of record in Instrument No. 20191022-0108353, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to MPAG, LLC, a Tennessee limited liability company, by Quitclaim Deed dated October 2, 2020 from Peggie L. Hicks and husband, Frank E. Hicks, and Commercial Casework Specialists, Inc., a Tennessee Corporation, of record in Instrument No. 20201007-0116467, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/17/22

GEORGE E. MUDTER, JR.
Dated 3/17/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/17/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

