Karen Johnson Davidson County
Batch# 829233 DEEDQC
03/25/2022 03:39:46 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220325-0035023

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 25 day of March, 2022. Notary Public My Commission Expires: 1-3-2025

LINDA L MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-03-2023

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
2001 Warfield Partners, LLC 3201 Trevor Street, Suite 200 Nashville, TN 37209	New Owner	131-02-0-095.00

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 sixty-five and 85/100 percent (65.85%) undivided interest as tenant in common ("**Grantor**"), does hereby quitclaim, transfer and convey unto **2001 Warfield Partners, 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 2001 Warfield Drive, Nashville, Tennessee 37215,** 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 _____ day of March, 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 23rd day of March, 2022.

_____
Notary Public
My Commission Expires: 1-3-2023

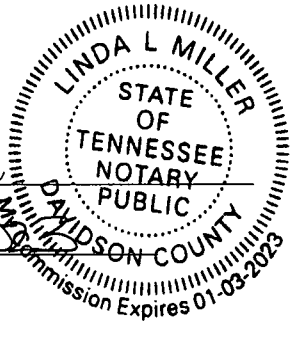


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the easterly or rear 100 feet of Lot No. 69 and the northerly 50 feet of the easterly 100 feet or rear part of Lot No. 70 on the map of colonial heights, or record in Book 1130, Page 102, Register's Office for said county.

Said parts of said lots front 100 feet on the south side of Warfield Drive and run back between parallel lines along the west margin of an alley, 125 feet to a dead line.

SAID PROPERTY BEING ALSO DESCRIBED AS FOLLOWS:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 69 and 70 of Colonial Heights, as of record in Book 1130, Page 102, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated February 7, 2022, last revised March 22, 2022, by Michael H. Charette TN RLS No. 2048, as follows:

Beginning at a pk nail set at the intersection of the northwesterly right-of-way line of Alley #1710, 20 feet in width, and the southwesterly right-of-way line of Warfield Drive, 50 feet in width;

Thence leaving the southwesterly right-of-way line of Warfield Drive, with the northwesterly right-of-way line of Alley #1710, South 41 deg 58 min 49 sec West, 125.45 feet to an existing iron rod, at a corner common with the property of 2121 Abbott Martin Partners, LLC, as of record in Instrument Number: 20120815-0073058, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northwesterly right-of-way line of Alley #1710, with the northeasterly property line of 2121 Abbott Martin Partners, LLC, North 48 deg 04 min 18 sec West, 100.38 feet to an existing iron rod, at a corner common with the property of Tri Star Energy, LLC, as of record in Instrument Number: 20130827-0090380, at the Register's Office for Davidson County, Tennessee;

Thence with the southeasterly property line of Tri Star Energy, LLC, North 41 deg 55 min 28 sec East, 125.42 feet to an existing pk nail in the southwesterly right-of-way line of Warfield Drive;

Thence with the southwesterly right-of-way line of Warfield Drive, South 48 deg 05 min 21 sec East, 100.50 feet to the POINT OF BEGINNING. Containing 12,599 square feet or 0.289 acres more or less.

Being the same property conveyed to 501 Gallatin Partners, LLC, a Tennessee limited liability company and 2001 Warfield Partners, LLC, a Tennessee limited liability company by Limited Warranty Deed from Dudley Warner II, of record in Instrument Number 20220325-0035022, in the Register's Office for Davidson County, Tennessee.