Karen Johnson Davidson County
Batch# 830366 DEEDQC
03/29/2022 10:40:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220329-0036078

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| **THIS INSTRUMENT PREPARED BY:**<br>Richard W. Sebastian<br>**ORTALE KELLEY**<br>330 Commerce Street, Suite 110<br>Nashville, Tennessee 37201<br>(615) 256-9999<br><br>BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07, 2024 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $0.<br><br>_____<br>**AFFIANT**<br><br>Subscribed and sworn to before me, this 14th day of March, 2022.<br><br>_____<br>Notary Public<br><br>My Commission Expires: _____ |

## QUITCLAIM DEED TO COMBINE TAX PARCELS

| **Address New Owners As Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| Q & A Holdings, G.P.<br>45 Annandale<br>Nashville, TN 37215 | New Owner | Map/Parcel 092-8-306<br>Map/Parcel 092-8-309<br>Map/Parcel 092-8-368<br>Map/Parcel 092-12-330<br>Map/Parcel 092-8-293<br>Map/Parcel 092-8-292<br>Map/Parcel 092-8-291 |

**This conveyance is being made for the express purpose of combining Davidson County Tax Map 092-8, Parcels 306, 309, 368, 293, 292 and 291 and Map 092-12, Parcel 330, into a single tax parcel.**

WHEREAS, **Q & A Holdings, G.P.,** a Tennessee general partnership, is the owner in fee simple of the real property described in Exhibit "A" hereto, by Quitclaim Deed from Jack C. Wilder, of record in Instrument No. 20211123-0155665, Register's Office for Davidson County, Tennessee as corrected by Scrivener's Affidavit of record in Instrument No. 202203030024536, in said Register's Office; and

WHEREAS, the property described in Exhibit "A" hereto is comprised of Davidson County Tax Map 092-8, Parcels 306, 309, 368, 293, 292 and 291 and Map 092-12, Parcel 330; and

WHEREAS, **Q & A Holdings, G.P.**, as owner of said property, now wishes to combine the aforementioned Davidson County tax parcels into a single tax parcel.

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for the express purpose of combining Davidson County Tax Map 092-8, Parcels 306, 309, 368, 293, 291 and Tax Map 092-12, Parcel 330, into a single tax parcel, **Q & A Holdings, G.P.**, a Tennessee general partnership, does hereby quitclaim, transfer and convey unto **RICHARD W. SEBASTIAN, TRUSTEE**, his successors and assigns, all right, title and interest in and to the following described real property comprised of Davidson County Tax Map 092-8, Parcels 306, 309, 293, 292 and 291 and Tax Map 092-12, Parcel 330:

ALL THAT TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

And now, I the said **RICHARD W. SEBASTIAN, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim unto **Q & A Holdings, G.P.**, a Tennessee general partnership, its successors and assigns, all right, title and interest in and to the same property described in Exhibit "A", to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Parcel 306 on Davidson County Tax Map 094-8 is property located at 311 15th Avenue North, Nashville, Tennessee 37203. Parcel 309 on Davidson County Tax Map 094-8 is property located at 307 15th Avenue North, Nashville, Tennessee 37203. Parcel 368 on Davidson County Tax Map 094-8 is property located at 301 15th Avenue North, Nashville, Tennessee 37203. Parcel 293 on Davidson County Tax Map 094-8 is property located at 308 McMillan St, Nashville, Tennessee 37210. Parcel 292 on Davidson County Tax Map 094-8 is property located at 306 McMillan St, Nashville, Tennessee 37210. Parcel 291 on Davidson County Tax Map 094-8 is property located at 302 McMillan St, Nashville, Tennessee 37210. Parcel 330 on Davidson County Tax Map 094-12 is property located at 1500 Hynes St., Nashville, Tennessee 37210.

Whenever used, the singular number 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 14th day of March, 2022.

**Q & A HOLDINGS, G.P.,**
a Tennessee general partnership

BY: _____
Nicholas H. Adler
ITS: General Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas H. Adler, 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 general partner of Q & A Holdings, G.P., a Tennessee general partnership, and is authorized by the general partnership, to execute this instrument on behalf of the general partnership in his capacity as general partner.

**WITNESS** my hand, at office, this 14th day of March, 2022.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07 2024

_____
Notary Public

My Commission Expires: _____

**Tennessee Certification of Electronic Document**

I, Bobbie Cooper, 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 March 14, 2022 (date of document).

Affiant Signature

March 14, 2022

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/8/2024

NOTARY'S SEAL



Exhibit "A"

Land in Davidson County, Tennessee described as follows:

Tract I
Being Lots 12, 13, 14 and 15 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee.

Tract II
Being a tract of land in Nashville, Davidson County, Tennessee, said tract being Lots 28, 29, 30 and part of 31 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a Magnetic Nail (old) on the eastern margin of McMillin Avenue (40' ROW) at the common corner of Lots 27 & 28 on said subdivision plat, thence leaving said eastern margin and with the common line of said Lots 27 & 28 North 49 degrees 05 minutes 53 seconds East for 100.00 feet to a ½" Iron Rod (old) on the western margin of Alley #371 (12' ROW);

Thence leaving said Lot 27 and with said western margin South 41 degrees 02 minutes 34 seconds East for 213.76 feet to a Iron Rod capped Elliott at the northwest intersection of said Alley #371 and Hynes Street (50' ROW), said Rod also being the southeast corner of said Lot 31;

Thence leaving said Alley #371 and with the northern margin of said Hynes Street South 59 degrees 11 minutes 07 seconds West for 39.78 feet to a ½" Iron Rod capped Elliott, said Rod being the southeast corner of the O.I.C. Homes at 300 McMillin Street property as of record in MA-20171030 0111071, Register's Office for Davidson County, Tennessee;

Thence leaving said northern margin and with the eastern line of said O.I.C. Homes at 300 McMillin Street property North 40 degrees 32 minutes 55 seconds West for 55.91 feet to a ½" Iron Rod (old) on the common line of said Lots 30 & 31;

Thence with the northern line of said O.I.C. Homes at 300 McMillin Street property South 48 degrees 47 minutes 05 seconds West for 61.33 feet to a ½" Iron Rod capped Elliott on said eastern margin of McMillin Avenue, said Rod also being the common corner of said Lots 30 & 31;

Thence leaving said Lot 31 and with said eastern margin of McMillin Avenue North 41 degrees 02 minutes 34 seconds West for 151.22 feet to the point of beginning, said tract of land herein described containing 0.399 acres more or less, and being according to a boundary survey performed by Clint Elliott Survey dated 02-20-2020, Jason A. Garrett, TN RLS # 2831.

Such property also described as follows:

TRACT I: 311 15th Avenue North, Map 92-8-00, Parcel 306.00

Being Lot No. 12 in McMillin's Subdivision of the Old State Penitentiary Land, a plan of which subdivision is of record in Book 161, page 119, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the west side of 15th Avenue North, formerly Stone Wall Street and extends back between parallel lines 100 feet to a 12 foot alley.

TRACT II: Originally 307 15th Avenue North, Map 092-08-00, Parcel 309

Being Lot No. 13 in Gov. McMillin' s Plan of Subdivision of the Old State Prison Lands, of record in Book 161, page 119 , Register's Office for Davidson County, Tennessee as follows:

Being Lot No. 13 fronts 50 feet on the westerly side of Fifteenth Avenue North, formerly known as Stonewall Street and runs back between parallel lines 101 feet to an alley.

TRACT III: 301 15th Avenue North, Map 092-08-00, Part of Parcel 368.00

Being Lot No. 14 on the Plan of Gov. McMillin's Plan of Subdivision of Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the westerly side of 15th Avenue, North, formerly Stonewall Street, runs back between parallel lines 100 feet to an alley.

TRACT IV: 301 15th Avenue North, Map 092-08-00, Part of Parcel 368.00

Being Lot No. 15 on the Plan of Gov. McMillin's Subdivision of Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 83.7 feet on the westerly side of 15th Avenue, North, formerly Stonewall Street, and runs back 101.7 feet on the northerly margin of Hynes Street to a 12-foot alley; thence with the easterly margin of said alley 65.4 feet; thence with the line between Lot Nos. 14 and 15, 100 feet to the westerly margin of 15th Avenue North.

TRACT V: 1500 Hynes Street, Map 092-12-00, Parcel 330

Being the northeasterly or rear part of Lot No. 31 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point on the northerly margin of Hynes Street, 61 feet 10 inches easterly from the northeast corner of said Hynes Street or McMillin Avenue, said point being the southeast corner of a part of Lot No. 31 conveyed to E. J. Roberts by Deed from Jno. E. Barnard, et al, as of record in Book 513, page 712, said Register's Office; thence, with the northerly margin of said Hynes Street eastwardly 39 feet 6 inches more or less to the northwardly 63.1 feet more or less to the southeast corner of Lot No. 30 on said Plan; thence with the line between said Lots Nos. 30 and 31, westwardly 38 feet 8 inches more or less to the northeast corner of said E. J. Roberts property; thence with the eastern boundary line of said Roberts property, southwardly 56 feet 3 inches more or less to the beginning.

TRACT VI: 308 McMillin Street, Map 092-08-293.00

Land in Davidson County, Tennessee, being Lot No. 28 in McMillin's Old State Penitentiary Plan, fronting 50 feet on the east side of McMillin Street, and running back between parallel lines 100 feet to a 12 foot alley.

TRACT VII: 306 McMillin Street, Map 092-08-292.00

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Governor McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT VIII: 302 McMillin Street, Map 092-08-291.00

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the easterly side of McMillin Avenue (now McMillin Street) and runs back between parallel lines 100 feet to an alley.

Being the same property conveyed to Q & A Holdings, G.P., a Tennessee general partnership by Deeds from Jack C. Wilder, record in Instrument No. 20211001-0131963 & Instrument No. 20211001-0131964, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jack C. Wilder by Deed from Q & A Holdings, G.P., a Tennessee general partnership, of record in Instrument No. 20211123-0155665, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Q & A Holdings, G.P., a Tennessee general partnership by Deeds from Jack C. Wilder, record in Instrument No. 20211001-0131963 & Instrument No. 20211001-0131964, Register's Office for Davidson County, Tennessee.

Included in a portion of the above description but expressly excluded therefrom is that certain property conveyed to the Metropolitan Government of Nashville and Davidson County by Quitclaim Deed from Jack C. Wilder of record in Instrument No. 20211123-0155666, described as follows:

Being a tract of land in the 19th Council District of Nashville, Davidson County Tennessee, said tract be a portion of Lots #12 & #31 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a ½" Iron Rod old on the western margin of Alley #371 (12' ROW) said Rod also being the northwest corner of Lot # 28 on said McMillin Plan, thence with a new line across said Alley #371 North 49 degrees 05 minutes 53 seconds East for 12.00 feet to a ½" Iron Rod capped Elliott on the eastern margin of said Alley #371, said Iron also being the northwest corner of Lot #12 on said McMillin Plan; thence with the northern line of said Lot #12 North 49 degrees 05 minutes 53 seconds East for 4.00 feet to a point, thence with a new line through said Lot #12 South 41 degrees 02 minutes 34 seconds East for 14.41 feet to a point, thence North 48 degrees 57 minutes 26 seconds East for 96.00 feet to a point on the western margin of 15th Avenue North (50' ROW), thence with the western margin of said 15th Avenue South 41 degrees 02 minutes 34 seconds East for 20.00 feet to a point, thence leaving said 15th Avenue and with a new line through said Lots #12 & #28 South 48 degrees 57 minutes 26 seconds West for 212.00 feet to a point on the eastern margin of McMillin Avenue (40' ROW), thence with said eastern margin of McMillin Avenue North 41 degrees 02 minutes 34 seconds West for 20.00 feet to a point, thence leaving said McMillin

Avenue and with a new line through said Lot #28 North 48 degrees 57 minutes 26 seconds East for 96.00 feet to a point, thence North 41 degrees 02 minutes 34 seconds West for 14.46 feet to a point on the northern line of said Lot #28, thence with said northern line North 49 degrees 05 minutes 53 seconds East for 4.00 feet to the point of beginning; said tract of land herein described contains 4,528 square feet more or less and being according to a boundary survey performed by Clint Elliott Survey dated 2-20-2020, Jason Garrett TN RLS #. 2861."