Karen Johnson Davidson County
Batch# 836229 DEEDQC
04/07/2022 04:00:24 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220407-0040736

QUITCLAIM DEED

FROM:
PATTERSON STREET PARTNERS, LLC,
a Delaware limited liability company

TO:
PATTERSON STREET LP, a Tennessee limited partnership

This instrument was prepared by and return to:
Kevin M. Seguin, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, TN 37219

New Owner Address/Send Tax Bills To:
Patterson Street LP
501 Commerce Street, Suite #1650
Nashville, TN 37203

Map/Parcel Numbers:
092-12-0-125.00
092-12-0-126.00
092-12-0-127.00
092-12-0-128.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 31st day of March, 2022.

JAMES CURTIS FINGER JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Print Name: James Finger
My Commission Expires: 3/6/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Zero Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patterson Street Partners, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Patterson Street LP**, a Tennessee limited partnership (the "Grantee"), and Grantee's successors and assigns, all of Grantor's rights, title and interest in those certain tracts of land located in Davidson County, Tennessee, and as described on Exhibit A, attached hereto and incorporated herein by reference and any improvements located thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 31st day of March, 2022.

GRANTOR:
PATTERSON STREET PARTNERS, LLC, a Delaware limited liability company

By: _____
Name: Brad Bars
Its: MANAGER

STATE OF Davidson)
COUNTY OF Tennessee)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge to be the Manager _____ of Patterson Street Partners, LLC, the within named Grantor, a limited liability company, and that Brad Bars, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by Brad Bars as Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 31st day of March, 2022.

_____
Notary Public
Print Name: James Finger
My Commission Expires: 3/4/25

JAMES CURTIS FINGER JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tract IV

Land being in Davidson County, Tennessee, being described as follows:

Being Lot No. 308 on the Map of John Boyd Home Place, of record in Book 21, Page 39, Register's Office for said County.

Said Lot No. 308 fronts 50 feet on the Southerly side of Patterson Street and Runs back between parallel lines 170 feet to an alley.

SURVEY DESCRIPTION
SITUATED within the 21st Council District of Davidson County, Tennessee and being all of Lot 308 on the Plan of John Boyd Home Place, as of record in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee and being more particularly bounded and described as follows:

COMMENCING at a mag nail on the south right of way line of Patterson St and the east right of way line of 17th Ave N, located South 75 Degrees 55 Minutes 33 Seconds East, a distance of 37.33 feet from the centerline intersection of Patterson St & 17th Ave N; thence along the south right of way line of Patterson St the following three (3) calls: 1) North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a 1/2" iron rod; 2) North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a mag nail; 3) North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a mag nail and being the **POINT OF BEGINNING**; thence continue along the south right of way line of Patterson St, North 59 Degrees 10 Minutes 33 Seconds East, a distance of 49.91 feet to an iron rod marking a common corner of property now or formerly belonging to G.G. Waggoner, JR (DB
19991207 0300370); thence leaving the south right of way line of Patterson St and with the line of Waggoner, South 30 Degrees 49 Minutes 27 Seconds East, a distance of 170.00 feet to a mag nail on the north right of way line of Alley No. 377; thence leaving the line of Waggoner and with the north right of way line of Alley No. 377, South 59 Degrees 10 Minutes 33 Seconds West, a distance of 49.91 feet to a mag nail; thence leaving the north right of way line of Alley No. 377, North 30 Degrees 49 Minutes 27 Seconds West, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 8,500 sf or 0.195 acres more or less.

Tract V

Land being in Davidson County, Tennessee, being described as follows:

Being Lot No. 309 and 310 on the Plan of John Boyd Home Place, of record in Book 21, Page 39, Register's Office for said County.

Said Lots Nos. 309 and 310 adjoins and front together 100 feet on the Southerly margin of Patterson Street and extends back between parallel lines, 170 feet, more or less, to an alley.

SURVEY DESCRIPTION
SITUATED within the 21st Council District of Davidson County, Tennessee and being all of Lot 309 on the Plan of John Boyd Home Place, as of record in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee and being more particularly bounded and described as follows:

COMMENCING at a mag nail on the south right of way line of Patterson St and the east right of way line of 17th Ave N, located South 75 Degrees 55 Minutes 33 Seconds East, a distance of 37.33 feet from the centerline intersection of Patterson St & 17th Ave N; thence along the south right of way line of Patterson St the following two (2) calls: 1) North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a 1/2" iron rod; 2) North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a mag nail and being the **POINT OF BEGINNING**; thence continue along the south right of way line of Patterson St, North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to an iron rod; thence leaving the south right of way line of Patterson St, South 30 Degrees 49 Minutes 27 Seconds East, a distance of 170.00 feet to a mag nail on the north right of way line of Alley No. 377; thence with the north right of way line of Alley No. 377, South 59 Degrees 10 Minutes 33 Seconds West, a distance of 50.00 feet to a mag nail; thence leaving the north right of way line of Alley No. 377, North 30 Degrees 49 Minutes 27 Seconds West, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 8,500 sf or 0.195 acres more or less.

Tract VI

Land being in Davidson County, Tennessee, being described as follows:

Being Lot No. 310 on the Plan of John Boyd Home Place, of record in Book 21, Page 39, Register's Office for said County.

Said Lots Nos. 309 and 310 adjoins and front together 100 feet on the Southerly margin of Patterson Street and extends back between parallel lines, 170 feet, more or less, to an alley.

Being the same property conveyed to PATTERSON STREET PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from BEAU, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20211029-0145444, dated October 20, 2021, said Register's Office.

SURVEY DESCRIPTION

SITUATED within the 21st Council District of Davidson County, Tennessee and being all of Lot 310 on the Plan of John Boyd Home Place, as of record in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee and being more particularly bounded and described as follows:

COMMENCING at a mag nail on the south right of way line of Patterson St and the east right of way line of 17th Ave N, located South 75 Degrees 55 Minutes 33 Seconds East, a distance of 37.33 feet from the centerline intersection of Patterson St & 17th Ave N; thence along the south right of way line of Patterson St, North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a 1/2" iron rod and being the **POINT OF BEGINNING**; thence continue along the south right of way line of Patterson St, North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a mag nail; thence leaving the south right of way line of Patterson St, South 30 Degrees 49 Minutes 27 Seconds East, a distance of 170.00 feet to a mag nail on the north right of way line of Alley No. 377; thence with the north right of way line of Alley No. 377, South 59 Degrees 10 Minutes 33 Seconds West, a distance of 50.00 feet to a mag nail; thence leaving the north right of way line of Alley No. 377, North 30 Degrees 49 Minutes 27 Seconds West, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 8,500 sf or 0.195 acres more or less.

Tract VII

Beginning at an iron pin set at the intersection of the Southern right-of-way line of Patterson Street (having a 50 foot wide right-of-way) with the Eastern right-of-way line of 17th Avenue North (having a 50 foot wide right-of-way), said point being the Northwestern corner of the herein described property; thence with the Southern right-of-way of Patterson Street North 31 degrees 55 minutes 54 seconds East a distance of 50.00 feet to an iron pin set, said point being the Northwest corner of the land belonging to James R. Hillin & wife shown on Tax Map 92-12, as Parcel 127.00, of record in Deed Book 5809, Page 182, Register's Office of Davidson County, Tennessee, and the Northeast corner of the herein described property; thence with Hillin's Western line South 58 degrees 03 minutes 29 seconds East a distance of 170.00 feet to an iron pin set in the Northern right-of-way line of Alley #377 (having a 15 foot wide right-of-way), said point being the Southwest corner of Hillin and the Southeast corner of the herein described tract; thence with the Northern right-of-way of Alley #377 South 31 degrees 55 minutes 54 seconds West a distance of 50.00 feet to an iron pin set in the Eastern right-of-way of 17th Avenue North, said point being the Southwest corner of the herein described property; thence with the Eastern right-of-way of 17th Avenue North, North 58 degrees 03 minutes 29 seconds West a distance of 170.00 feet to the point of beginning containing 8,500 square feet or 0.195 acres, more or less, according to a survey by Adams and Company Surveyors, Edward L. Adams, Registered Land Surveyor, Tennessee License No. 1139, 783 Old

Hickory Boulevard, Suite 102 East, Brentwood, Tennessee 37027, dated June 29, 2006, last revised July 20, 2006, bearing File No. 200671ALTA.DGN.
Also being Lot 311 of Boyd Home Tract, as of record in Book 21, Page 39, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to BARS HOOPER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RITZEN BROTHERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210903-0118706, dated September 1, 2021, said Register's Office.

SURVEY DESCRIPTION
SITUATED within the 21st Council District of Davidson County, Tennessee and being all of Lot 311 on the Plan of John Boyd Home Place, as of record in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee and being more particularly bounded and described as follows:

BEGINNING at a mag nail on the south right of way line of Patterson St and the east right of way line of 17th Ave N, located South 75 Degrees 55 Minutes 33 Seconds East, a distance of 37.33 feet from the centerline intersection of Patterson St & 17th Ave N; thence along the south right of way line of Patterson St, North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a 1/2" iron rod; thence leaving the south right of way line of Patterson St, South 30 Degrees 49 Minutes 27 Seconds East, a distance of 170.00 feet to a mag nail on the north right of way line of Alley No. 377; thence with the north right of way line of Alley No. 377, South 59 Degrees 10 Minutes 33 Seconds West, a distance of 50.00 feet to a mag nail on the east right of way line of 17th Ave N; thence leaving the north right of way line of Alley No. 377 and with the east right of way line of 17th Ave N, North 30 Degrees 49 Minutes 27 Seconds West, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 8,500 sf or 0.195 acres more or less.