Karen Johnson- Davidson County
Batch# 836229 DEEDQC
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Fees: $37.00 Taxes: $0.00
20220407-0040737

QUITCLAIM DEED

FROM:
HAMATE-LAFAYETTE DEVELOPMENT PARTNERS, LLC,
a Delaware limited liability company

TO:
HAMATE-LAFAYETTE 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:
Hamate-Lafayette LP
Attn: Tim Morris
501 Commerce Street, Suite #1650
Nashville, TN 37203

Map/Parcel Numbers:
093-10-0-219.00
093-14-0-464.00
093-10-0-221.00

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, **Hamate-Lafayette Development Partners, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Hamate-Lafayette 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:
HAMATE-LAFAYETTE DEVELOPMENT PARTNERS, LLC, a Delaware limited liability company

By: BOB
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 Hamate-Lafayette Development 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.

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

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

Tract I:

Being parts of Lots 81 and 82 on the plan of Barrow Grove, together with an alley known as Buck's Alley, now closed, as of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Southerly margin of Lea Avenue, formerly South Union Street, being 8 feet West of the Northwest corner of said Lot No. 81, thence Southerly 186 feet, more or less, to a point 8 feet West of the Northwest corner of the property conveyed to W.M. Liddon by deed from W.B. Ferriss and others, of record in Book 1357, Page 345, Register's Office for Davidson County, Tennessee, thence Eastwardly 88 feet, more or less, to the Southwest comer of the T.F. Saltsman Lot, running thence with his Westerly line Northerly to the Southerly margin of Lea Avenue, thence with the Southerly margin of Lea Avenue Westerly 106 feet, more or less, to the beginning.

LAND DESCRIPTION PER SURVEY
TAX MAP 093-10 PARCEL 219
RSA PROJECT NUMBER 21-0378

Beginning at a set mag nail with RSA washer (SPC N: 663,451.87', E: 1,739,795.82') marking the centerline of Bucks Alley (closed) common corner with Toni C. Eaton and husband James Kenneth Eaton, SR recorded in Deed Instrument Number 20180904-0087181 in the Davidson County Register of Deeds Office Tennessee (Tax Map 093-10 Parcel 217.00) of the southern right of way for Lea Avenue thence with said line South 82 Degrees 36 Minutes 11 Seconds, 99.97 feet common corner with Tax Map 093-10 Parcel 219.00;

Thence with said line South 28 Degrees 57 Minutes 17 Seconds East, 122.23 feet to a point in the line of (Tax Map 093-10 Parcel 464.00

Thence with said line South 62 Degrees 50 Minutes 29 Second West, 84.99 feet to point in the line Toni C. Eaton and husband James Kenneth Eaton, SR recorded in Deed Instrument Number 20180904-0087181 in the Davidson County Register of Deeds Office Tennessee (Tax Map 093-10 Parcel 217.00, 218.00 and 463);

Thence with said line North 27 Degrees 31 Minutes 59 Seconds West, 178.87 feet to the point of beginning.

Said parcel containing 12,522.19 square feet, more or less or 0.29 acres, more or less

Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated December 14, 2021 REVISED March 30, 2022.

Tract II:

Being parts of Lots 82, 83, 84 and 85 on the plan of Barrow Grove and that part of Buck's Alley, now closed, as of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee.

Beginning at a point in the West margin of 5th Avenue South, 30 feet South of the Northeast corner of Lot No. 82, running thence with the West margin of said Avenue, Southwardly 152 feet to a point; thence around a curve to the right, with a radius of 45 feet, a distance of 110 feet to a point in the North margin of Lafayette Street, as extended; thence with the same, Northwestwardly 212 1/2 feet, thence Northwardly 23 feet, thence Eastwardly 218 feet to the beginning.

LAND DESCRIPTION PER SURVEY
TAX MAP 093-10 PARCEL 464.00
PROJECT NUMBER 21-0378

Beginning at point in the western right of way 5 th Avenue South common corner with Tax Map 093-10-221.00, being located South 27 Degrees 09 Minutes 28 Seconds East, 30.00 feet from a set mag nail with RSA washer marking the point of intersection of the southern right of way for Lea Avenue and the western right of way off 5 th Avenue; thence with the western right of way off 5 th Avenue; Thence with said line South 27 Degrees 09 Minutes 28 Seconds East, 146.16 feet to a set mag nail with RSA washer the beginning of a curve concave northwesterly, said curve has a radius of 44.99 feet;

Thence southwesterly along said curve through a central angle of 140 Degrees 09 Minutes 44 Seconds, an arc distance of 110.06 feet and bearing direction of South 42 Degrees 53 minutes 12 Seconds West, chord distance 84.60 feet to a set mag nail with RSA washer in the northern right of way for Lafayette Street;

Thence with said line North 67 Degrees 04 Minutes 09 Seconds West, 211.02 feet to a set mag nail with RSA washer common corner with Toni C. Eaton and Kenneth James, Sr. recorded in Quitclaim Deed Instrument Number 20180904-00871871 in the Davidson County Register Deeds Tennessee (Tax Number Map 093-10, Parcel 217.00, 218.00 and 463);

Thence with said line North 27 Degrees 31 Minutes 59 Seconds West, 13.17 feet to a point common corner with Tax Map 093-10 Parcel 219;

Thence with said line North 62 Degrees 50 Minutes 29 Seconds East, 84.99 common corner with Tax Map 0930-10 Parcel 221.00;

Thence with said line North 62 Degrees 50 Minutes 29 Seconds East, 130.00 feet to the point of beginning.

Said parcel containing 2 53 acres, more or

less Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated December 14, 2021 REVISED March 30, 2022.

Tract III:

Land in Davidson County, Tennessee, being part of Lots 81 and 82 in Barrow Grove Plan of Lots, of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Southwest corner of Fifth Avenue South, formerly Summer Street and Lea Avenue, formerly South Union Street; thence with the Southerly margin of Lea Avenue Westwardly 162.5 feet to the center of the fence between this lot and a lot sold by D.C. Love to J.C. Fowler; thence with said fence Southerly 125.5 feet to the center of the fence or line of the lot where Judge John C. Ferriss formerly lived; thence with said fence Easterly 130 feet to the Westerly margin of Fifth Avenue South; thence with said margin Northerly 30 feet to the beginning.

LAND DESCRIPTION PER SURVEY
TAX MAP 093.10 PARCEL 221.00
RSA PROJECT NUMBER 21-0378

Beginning at a set mag nail with RSA washer (SPC: N: 663418.08', E: 1,740,026.11) marking
the point of intersection of the southern right of way for Lea Avenue and the western right of
way off 5 th Avenue South thence with said line South 27 Degrees 09 Minutes 28 Seconds East, 30.00 feet to a point common corner with Tax Map 093-10, Parcel 464;

Thence with said line South 62 Degrees 50 Minutes 29 Seconds West, 130.00 feet to a point common corner with Tax Map 093-10, Parcel 219.00;

Thence with said line North 28 Degrees 57 Minutes 17 Seconds West, 122.23 feet to a point in the southern right of way for Lea Avenue;

Thence with said line South 82 Degrees 36 minutes 11 Seconds East, 162.50 feet to the point of beginning:

Said parcel containing 9,948.46 square feet, more or less or 0.23 acres, more or

less Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated December 14, 2021 REVISED March 30, 2022

BEING the same property conveyed unto HAMATE-LAFAYETTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by Special Warranty Deed from RANDAL NASHVILLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated December 30, 2021, of record in Instrument No. 20220105-0002209, Register's Office for Davidson County, Tennessee and by Quitclaim Deed dated December 30, 2021, of record in Instrument No. 20220105-0002210, said Register's Office.

SURVEY DESCRIPTION:
(TAX PARCELS 219, 221 AND 464)

LAND DESCRIPTION PER SURVEY

Beginning at a set mag nail with RSA washer marking the point of intersection of the southern right of way for Lea Avenue and the western right of way off 5 th Avenue South thence with said line South 27 Degrees 09 Minutes 28 Seconds East, 176.16 feet to a set mag nail with RSA washer the beginning of a curve concave northwesterly, said curve has a radius of 44.99 feet;

Thence southwesterly along said curve through a central angle of 140 Degrees 09 Minutes 44 Seconds, an arc distance of 110.06 feet and bearing direction of South 42 Degrees 53 minutes 12 Seconds West, chord distance 84.60 feet to a set mag nail with RSA washer in the northern right of way for Lafayette Street;

Thence with said line North 67 Degrees 04 Minutes 09 Seconds West, 211.02 feet to a set mag nail with RSA washer common corner with Toni C. Eaton and Kenneth James, Sr. recorded in Quitclaim Deed Instrument Number 20180904-00871871 in the Davidson County Register Deeds Tennessee (Tax Number Map 093-10, Parcel 217.00, 218.00 and 463);

Thence with said line North 27 Degrees 31 Minutes 59 Seconds West, 192.05 feet to a set mag nail with RSA washer in the southern right of line of lea Avenue;

Thence with said line South 82 Degrees 36 Minutes 11 Seconds East, 262.47 feet to the point of beginning.

Said parcel containing 49,808.55 square feet, more or less or 1.14 acres, more or

less Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated December 14, 2021 REVISED March 30, 2022.