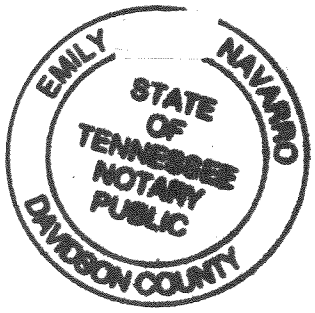
Karen Johnson Davidson County
Batch# 841421 DEEDQC
04/19/2022 08:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220419-0044481

QUITCLAIM DEED



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 the 29 day of March, 2022.

Notary Public

My commission expires: 9/8/25

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron R. Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
PROPCO-303 Carney Street, LLC c/o Somera Road, Inc. 130 W 42nd Street, Fl 22 New York, NY 10036	New Owner	105-08-0-269.00

FOR AND IN CONSIDERATION of the sum of $0.00, PROPCO – 1500 4TH AVENUE SOUTH, LLC, a Delaware limited liability company, by these presents does hereby quitclaim and convey unto PROPCO-303 CARNEY STREET, LLC, a Delaware limited liability company, its successors and assigns, all her right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 303 Bianca Paige Way (f/k/a Carney Street), Nashville, Tennessee 37210.

This Quitclaim Deed is being recorded to convey any portion of the parcel described in Exhibit A which may have been erroneously conveyed to the Grantor in that certain Special Warranty Deed dated February 21, 2020, of record in Instrument No. 20200226-0021421, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 29 day of March 2022.

PROPCO – 1500 4TH AVENUE, LLC,
a Delaware limited liability company

By: _____
Name: Jonathon Reeser
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jonathon Reeser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Authorized Signatory of PROPCO – 1500 4th Avenue, LLC, the within named bargainor, a Delaware limited liability company, and that as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by Jonathon Reeser, as Authorized Signatory.

Witness my hand and seal, at office in Nashville, this the 29 day of March, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 9/8/25

EMILY NAVARRO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the Morgan Subdivision, as of record in Instrument No. 20040707-0080651, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PROPCO-303 Carney Street, LLC, a Delaware limited liability company by deed dated February 21, 2020, of record in Instrument No. 20200226-0021422, in the Register's Officer of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 4-11-2022 (date of document).

Affiant Signature

4-11-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY