Karen Johnson Davidson County
Batch# 845891 DEEDQC
04/26/2022 01:13:29 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220426-0048053

Prepared by:
Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P.
(No title opinion is expressed directly or indirectly by our preparation of this deed)
P.O. Box 2611
Raleigh, N.C. 27602-2611

After recording, this instrument should be returned to:
BTP Lower Broadway, LLC
111 W. Church St.
Nashville, NC 27856

TENNESSEE QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the 18th day of March, 2022 by and between the parties listed herein.

WHEREAS, by instrument of record in Book 20151210, Page 124583, in the Register's Office of Davidson County, Tennessee, **TAC LOWER BROADWAY, LLC**, a Delaware limited liability company ("Grantor") is the record owner of certain real property in Nashville, Davidson County, Tennessee, consisting of approximately .26 acres, commonly known as 102 Third Avenue North and 208, 210, and 212 Broadway, Nashville, Tennessee and identified on the official tax maps of Davidson County, Tennessee as Parcel 09306211100 (the "Property");

WHEREAS, Grantor is executing this instrument solely for the purpose of conveying without warranty to **BTP LOWER BROADWAY, LLC**, a Delaware limited liability company ("Grantee") any interest Grantor may have in the Property based upon the metes and bounds description attached hereto as **Exhibit A** and incorporated herein by reference.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Grantee, its heirs, successors, representatives, and assigns, all of Grantor's right, title, and interest in and to that certain land in Davidson County, State of Tennessee, described on **Exhibit A**, attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, TAC Lower Broadway, LLC, a Delaware limited liability company, has caused these presents to be executed by its duly authorized officer, effective as of the date first above written.

TAC LOWER BROADWAY, LLC
a Delaware limited liability company

By: Betsy Flanagan
Name: Betsy Flanagan
Title: Treasurer

STATE OF North Carolina

COUNTY OF Nash

Before me, Notary Public, of the state and county aforesaid, personally appeared Betsy Flanagan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Treasurer of TAC Lower Broadway, LLC, authorized to execute this instrument on behalf of TAC Lower Broadway, LLC., the within named Grantor, a Delaware limited liability company, and that she as such Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Treasurer.

WITNESS my hand and seal, at office in Nashville, North Carolina this 18th day of March, 2022.

Kelly P. Winstead
Notary Public

My Commission Expires: 6/21/25

Kelly P Winstead
NOTARY PUBLIC
Nash County, NC

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00

Affiant for Grantee
Douglas K. Martin
Chief Financial Officer
BTP Lower Broadway, LLC

Subscribed and sworn to before me this 22nd day of March, 2022.

Billie W. Jones
Notary Public

Billie W. Jones
Printed Name of Notary Public

My Commission Expires:

September 25, 2023

BILLIE W JONES
NOTARY PUBLIC
NASH COUNTY, NC

Exhibit A to Tennessee Quitclaim Deed – Legal Description

A certain tract of land situate in the State of Tennessee, Davidson County, City of Nashville, and being more particularly bounded and described as follows:

TRACT NO. 1

BEGINNING ON THE EASTERLY MARGIN OF THIRD AVENUE, NORTH, FORMERLY COLLEGE STREET, AT A POINT 50 FEET 6 INCHES, MORE OR LESS, NORTH OF THE NORTHERLY MARGIN OF BROAD STREET; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE, NORTHWARDLY 69 FEET 6 INCHES, MORE OR LESS, TO A POINT 30 FEET 6 INCHES, MORE OR LESS, SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO THE PENN MUTUAL LIFE INSURANCE COMPANY BY DEED FROM FYKE FARMER, TRUSTEE, OF RECORD IN BOOK 909, PAGE 139, SAID REGISTER'S OFFICE; THENCE EASTWARDLY 105 FEET 2 INCHES, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHWARDLY 69 FEET 6 INCHES, MORE OR LESS, TO A POINT 50 FEET 6 INCHES, MORE OR LESS, NORTH OF THE NORTHERLY MARGIN OF BROAD STREET, THENCE WESTWARDLY 105 FEET 2 INCHES, MORE OR LESS, TO THE BEGINNING.

TRACT NO. 2

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF BROADWAY (FORMERLY BROAD STREET), 50-1/4 FEET EASTERLY FROM THE NORTHEAST CORNER OF BROADWAY AND 3RD AVENUE, NORTH (FORMERLY COLLEGE STREET), SAID POINT BEING THE SOUTHEAST CORNER OF THAT PART OF LOT NO. 30 CONVEYED TO MISS MARY LOUISE BAXTER; THENCE WITH BAXTER'S EASTERN BOUNDARY LINE, NORTHWESTERLY 50-1/4 FEET TO THE SOUTHERLY BOUNDARY LINE OF THAT PART OF LOT NO. 30 CONVEYED TO BUFORD L. WRIGHT AS OF RECORD IN BOOK 1628, PAGE 449; THENCE WITH THE SOUTHERLY BOUNDARY LINE OF WRIGHT'S PROPERTY, EASTWARDLY 25 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF THAT PART OF LOT NO. 30 CONVEYED TO LINNIE M. CLIFT, AS OF RECORD IN BOOK 1284, PAGE 67; THENCE WITH THE WESTERLY BOUNDARY LINE OF CLIFT, SOUTHWESTERLY 50'A FEET TO A POINT ON THE NORTHERLY MARGIN OF BROADWAY; THENCE WITH SAID MARGIN WESTWARDLY 25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT NO. 3

BEING THAT PART OF LOT NO. 30 ON THE ORIGINAL PLAN OF NASHVILLE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BROAD STREET AND 3RD AVENUE, NORTH, FORMERLY COLLEGE STREET, RUNNING THENCE EASTERLY ALONG THE NORTHERLY MARGIN OF BROAD STREET 50 FEET AND 6 INCHES, THENCE NORTHERLY AND PARALLEL WITH 3RD AVENUE NORTH, 50 FEET AND 6 INCHES; THENCE WESTERLY AND PARALLEL WITH BROAD STREET 50 FEET AND 6 INCHES

TO THE EASTERLY LINE OF 3RD AVENUE NORTH, THENCE ALONG SAID EASTERLY LINE OF 3RD AVENUE, NORTH, SOUTHERLY 50 FEET AND 6 INCHES TO THE PLACE OF BEGINNING.

TRACT NO. 4

BEING PART OF LOT 30 ON THE ORIGINAL PLAN OF THE TOWN OF NASHVILLE, SET OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY JAMES A. HAMILTON, JR., SURVEYOR, JANUARY 3, 1949, AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BROADWAY, FORMERLY BROAD STREET, AND AN ALLEY BETWEEN 2ND AVENUE NORTH AND 3RD AVENUE NORTH; THENCE WITH THE NORTHERLY MARGIN OF BROADWAY, WESTWARDLY 25.75 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOSEPH H. THOMPSON BY DEED FROM MRS. JOSEPHINE T. HARDIN, OF RECORD IN BOOK 347, PAGE 195, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE EASTERLY LINE OF SAID THOMPSON PROPERTY, NORTHWARDLY 50.5 FEET; THENCE AT RIGHT ANGLES, EASTWARDLY 25.75 FEET TO THE WESTERLY MARGIN OF SAID ALLEY; THENCE WITH SAID ALLEY, SOUTHWARDLY 50.5 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM, IS THE FOLLOWING DESCRIBED PROPERTY:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 30 ON THE PLAN OF THE ORIGINAL TOWN OF NASHVILLE, NOT OF RECORD, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 12.2 FEET FROM THE SOUTH CORNER OF BROAD STREET AND A PUBLIC ALLEY; THENCE RUNNING WITH THE NORTHEASTERLY MARGIN OF SAID ALLEY NORTHWESTWARDLY 45.0 FEET TO A POINT; THENCE LEAVING SAID ALLEY EASTWARDLY 85.0 FEET TO A POINT 9.0 FEET FROM THE WESTERLY MARGIN OF SECOND AVENUE; THENCE RUNNING SOUTHEASTWARDLY 45.00 FEET TO A POINT; THENCE WESTWARDLY 85.0 FEET TO THE POINT OF BEGINNING AND BEING THE SAME PROPERTY CONVEYED TO SCOTT SALES CO., INC. BY DEED FROM WENG-TEH LIN AND WIFE, KECO LIN OF RECORD IN BOOK 9198, PAGE 301, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WENG-TEH LIN AND WIFE, KECO LIN, BY DEED FROM LIN ENTERPRISES, INC. OF RECORD IN BOOK 8635, PAGE 539; AS CORRECTED BY BOOK 10410, PAGE 761, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER CONVEYED TO THE LIN FAMILY PARTNERSHIP BY DEED FROM WENG-TEH LIN AND WIFE, KECO LIN A/K/A CHIEN HUE-TZU, BY DEED OF RECORD IN BOOK 11274, PAGE 97; AS CORRECTED BY INSTRUMENT NO. 199912150303492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

And being all of Parcel No. 09306211100

Name and Address of Property Owner
and Mail Tax Bills To:

BTP Lower Broadway, LLC
111 W. Church St.
Nashville, NC 27856

Property Address:

102 Third Avenue North
208 Broadway
210 Broadway
212 Broadway
Nashville, Tennessee 37201