Karen Johnson Davidson County
Batch# 849676 DEEDQC
05/02/2022 01:51:46 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220502-0050790

# QUITCLAIM DEED

| **WITHOUT BENEFIT OF TITLE**<br>**THIS INSTRUMENT PREPARED BY:**<br><br>Ottinger Law Group, PLLC<br>3835 Cleghorn Ave., Ste 250<br>Nashville, TN 37215<br>Attn: Talbott Ottinger | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $0.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 29th day of April, 2022.<br><br>Notary Public<br><br>My commission expires: 7/22/2025 |
|---|---|

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

| **Address of New Owner(s):** | **Send Tax Bills to:** | **Map & Parcel:** |
|---|---|---|
| SDF3-705 18th Ave. N, L.L.C.<br>2001 Ross Ave., Suite 400<br>Dallas, TX 75201 | New Owner | 09207032800 |

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NADER KARSHENAS** ("Grantor"), does hereby quitclaim, transfer and convey unto **SDF3-705 18TH AVE. N, L.L.C.**, a Delaware limited liability company ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and that certain real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A hereto and incorporated herein (the "Property").

The Property is unimproved property located at **705 18th Avenue North, Nashville, Tennessee 37203.**

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

*[signature page follows]*

**IN WITNESS WHEREOF**, the undersigned has executed this Quitclaim Deed to be effective for all purposes as of the 29 day of April, 2022.

**GRANTOR:**

**Nader Karshenas**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Nader Karshenas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 29 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

## Exhibit A

### Legal Description

BEING located in the 21st Councilmanic District of Davidson County, Tennessee, being located southwesterly of the Herman Street and 18th Avenue North intersection and being a portion of Lots 1 &2, 3, 4, 5 and 6 of H.P. Bostick Subdivision Lot No. 140 recorded in Plat Book 21, Page 99 in the Register's Office of Davidson County, Tennessee and being all of the Nader Karshenas Property recorded in Instrument #20130214-0015125 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing 5/8" iron pin monument in the westerly right-of-way of 18th Avenue North, said monument also being the northerly right-of-way common CSX Transportation railroad main line.

Thence Leaving said westerly right-of-way of 18th Avenue North and continuing along with the northerly right-of-way common CSX Transportation railroad main line, S 62°02'06" W a distance of 153.51' to a new iron pin monument, said monument being the easterly line of the David S. Lawson Properties , LLC Property recorded in Instrument # 20140506-0038294 in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly right-of-way common CSX Transportation railroad main line, and continuing along with the easterly line of the David S. Lawson Properties, LLC Property, N 21°34'35" W a distance of 152.21' to a new iron pin monument, said monument being the southerly right-of-way of CSX Transportation railroad spur line;

Thence leaving said David S. Lawson Properties, LLC Property and continuing along with the southerly right-of-way of CSX Transportation railroad spur line the following two calls: with a curve turning to the left with an arc length of 91.44', with a radius of 683.03', with a chord bearing of N 45°36'48" E, with a chord length of 91.37', to a new iron pin monument;
Thence N 39°04'09' E a distance of 89.31' to anew iron pin monument, said monument being the westerly right-of-way of 18th Avenue North;

Thence leaving said southerly right-of-way of CSX Transportation railroad spur line and continuing along with the westerly right-of-way of 18th Avenue North, S 19°02'11" E a distance of 214.54' to existing 5/8" iron pin monument in the northerly right-of-way common CSX Transportation railroad main line, which is the point of beginning, having an area of 28,043 square feet, 0.64 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying Services, certified by Brian M. Reifschneider RLS #2487, and dated February 7, 2022.

Being the same property conveyed to SDF3 - 705 18th Ave N, L.L.C. from Nader Karshenas by Special Warranty Deed dated April 29, 2022 and recorded as Instrument 20220502-0050789 with the Register's Office for Davidson County, Tennessee.