Karen Johnson Davidson County
Batch# 852665 DEEDQC
05/09/2022 12:39:04 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220509-0052957

This Instrument Prepared By
and Upon Recording Return To:
Josiah R. Reid, Esq.
Buchalter PC
15279 N. Scottsdale Rd., Ste. 400
Scottsdale, AZ 85254

QUITCLAIM DEED

Name and Address of New Owner:	**Send Tax Bills To:**	**Parcel No.:**
949 Main Partners, LLC 4303 Gallatin Pike, Ste. 103 Nashville, TN 37216 Attn: Bruce Most	SAME	08212027500 08212027400 08212027300

STATE OF TENNESSEE)
COUNTY OF DAVISON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

B. Most
Affiant

SUBSCRIBED AND SWORN TO before me, this the 6 day of May, 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

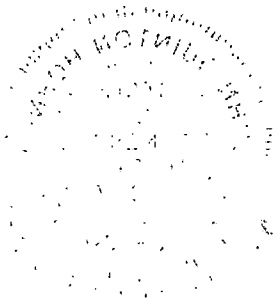
My Commission Expires: 9/8/25

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **949 MAIN PARTNERS, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim and transfer unto **949 MAIN PARTNERS, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in certain improved real property located in Davidson County, Tennessee, being more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

The purpose of this deed is to combine the referenced tax parcels that are adjacent into one tax parcel.

The Property is unimproved real property located at **949 Main Street, Nashville, Tennessee**.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]



SIGNATURE PAGE
TO
QUITCLAIM DEED

Witness my hand this 6th day of May 2022.

GRANTOR:

949 MAIN PARTNERS, LLC, a Tennessee limited liability company

By: _____
Bruce Most, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, notary public of the state and county aforementioned, personally appeared Bruce Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Representative of 949 Main Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that such person, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by such person as Authorized Representative.

Witness my hand and seal, this 6 day of May 2022.

_____
NOTARY PUBLIC

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

EXHIBIT A

to Quitclaim Deed

Description of Property

SITUATED within the 6th Council District of Davidson County, Tennessee and being the rear 160 feet of lots 9, 10 & 11 and a 7' closed alley between lots 9 & 10 on the Plan of D.D. Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee and being more particularly bounded and described as follows:

BEGINNING at an iron rod on the northwest right of way line of Main Street, located South 77 Degrees 57 Minutes 41 Seconds West, a distance of 175.86 feet from the centerline intersection of Main Street & Finn Street and marking a common corner of property now or formerly belonging to Antonio Dunlap (QC-20050707 0078043); thence with the northwest right of way line of Main Street, South 65 Degrees 07 Minutes 11 Seconds West, a distance of 157.00 feet to an iron rod; thence with the northwest right of way line of Main Street and continuing with the common line of property now or formerly belonging to Robert S. & Brandon M. Bubis (QG-20151214 0125739), North 24 Degrees 57 Minutes 09 Seconds West, a distance of 160.00 feet to an iron rod on the southeast right of way line of Alley #277; thence leaving the line of Bubis and with the southeast right of way line of Alley #277, North 65 Degrees 07 Minutes 11 Seconds East, a distance of 157.00 feet to an iron rod marking a common corner of property now or formerly belonging to Antonio Dunlap (QC-20050707 0078043); thence leaving the southeast right of way line of Alley #277 and with the line of Dunlap, South 24 Degrees 57 Minutes 09 Seconds East, a distance of 160.00 feet to the **POINT OF BEGINNING** and containing 25,120 s.f. or 0.577 acres.

Being the same property conveyed to 949 Main Partners, LLC by deed of record in Instrument No. 20220217-0018400, Register's Office for Davidson County, Tennessee.