QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 867634 DEEDQC
06/06/2022 11:53:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220606-0064711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF June, 2022.

Notary Public

Date of Expiration:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
29 North Hill Partners. LP	**Same**	
(NAME) **PO Box 160242**	(NAME)	105-04-0-111.00
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Central Coast Properties, LLC, a Tennessee Limited Liability Company, has bargained and sold, and by these presents does transfer and convey unto **29 North Hill Partners LP,** its heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land is Davidson County, Tennessee, being Lot No. 12 and the Westerly 16 2/3 feet of Lot No. 13 on the Plan of John Trimbles Property of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 12 and part of Lot 13 front together 66 1/3 feet on the southerly side of North Hill Street and runs back between parallel lines 130 feet more or less, to an alley.

BEING THE SAME property conveyed to Central Coast Properties. LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from GMAT Holdings GP, a Tennessee General Partnership and Central Coast Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20201030-0127164, Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's successors and/or assigns forever, with all appurtenances thereunto belonging.

This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.

This ☒ Improved ☐ Unimproved property known as: 29 N Hill St, Nashville, TN, 37210

Witness our hands this the 6 day of June, 2022.

Central Coast Properties

Matthew Hagerty, Member Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, C. Loy Carney of the state and county mentioned, personally appeared, Matthew Hagerty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to the be Member Manager of Central Coast Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Matthew Hagerty as such Member Manager, executed the forgoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member Manager.

Witness my hand and official seal, this the 6 day of June, 2022.

C. Loy Carney

Notary Public
My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024