QUITCLAIM DEED

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

20220606-0064712

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)
2nd Avenue Property Partners, LP	**Same**	105-03-0.271.00 and 105-03-0.272.00
(NAME) **PO Box 160242**	(NAME)	
(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 **2nd Avenue Property 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:

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 29 on the plan of John Nelson of record in Plat Book 2, page 182, in the Register's Officer for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 29 fronts 30 feet on the westerly margin of Second Avenue S (formerly Market Street) and extends back between Parallel lines 135 feet to an alley.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 29 on the Plan of John Nelson of record in Plat Book 2, page 182, 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 part of Lot No. 29 fronts 29 feet on the westerly margin of Second Avenue S (formerly Market Street) and extends back between Parallel lines 135 feet to an alley.

BEING THE SAME property conveyed to Central Coast Properties. LLC, a Tennessee Limited Liability Company, by Warranty Deed from Vesta Dalton, unmarried, of record in Instrument Number 20201204-0141335, 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: 1259 2nd Ave S and 1261 2nd Ave S, Nashville, TN 37210 *note 1261 2nd Ave S, Nashville, TN 37210 and 0 2nd Ave S, Nashville TN 37210 being one and the same property

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

Central Coast Properties, LLC

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.

Notary Public
My Commission Expires:

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