THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 868643 **DEEDQC** 06/08/2022 11:04:17 AM 7 pgs Fees: $37.00 Taxes: $0.00 20220608-0065514	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 AFFIANT Subscribed and sworn to before me, this 6 day of June 2022. NOTARY PUBLIC My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gary Robert Bowie 211 Printer's Alley Nashville, TN 37201	SAME	Map: 093 02 3B Parcels: 008.00, 011.00, 017.00, 018.00, 019.00, 004.00, 009.00

FOR AND IN CONSIDERATION OF Ten and No/100ths Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, 211 PRINTER'S ALLEY, LLC ("Grantor"), a Tennessee Limited Liability Company, by these presents does transfer, quitclaim, and convey unto GARY ROBERT BOWIE, an unmarried man ("Grantee"), their successors and assigns, all right, title, and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, more particularly described in Exhibit A attached hereto and incorporated by reference.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.
2. Any matters of record.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

WITNESS my hand this 6 day of June, 2022.

Oath of Actual Consideration Pursuant to T.C.A. 67-4-409(a)(4):

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $10.00.

Subscribed and sworn to before me this 6 day of June, 2022.

Jessica Ann Clegg
Notary Public
My commission expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

AFFIANT

MELODY MALLOY, AGENT FOR GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named MELODY MALLOY, Agent for Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

GARY BOWIE, AGENT FOR GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named GARY BOWIE, Agent for Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

GARY BOWIE, GRANTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named GARY BOWIE, Grantee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 02-01-2023

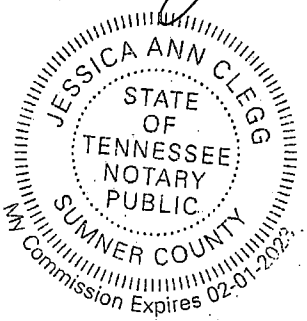


Exhibit A
Legal Description

TRACT/PARCEL 1

Map and Parcel Number
093 02 3B 008.00

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

These certain premises comprising a portion of the project known as 211 Printers Alley Building, said Project having been established as a Horizontal Property regime by Master Deed and Declaration and By-Laws dated the 16th day of April, 1981, of record in Book 5741, Page 389, Register's Office for Davidson County, Tennessee, said premises being more particularly described as follows:

Unit space labeled 3-A (being the 3rd Floor and accompanying area of said Project) as shown on the plan recorded in Book 5200, Page 331, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said declaration, and an undivided 20% interest appurtenant to the unit in all common elements of said Project as described in said declaration including the building and land described below:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Original Plan of Nashville, not of record, being Lot No. 2 and the northerly part of Lot. No. 3 in the subdivision of John Waters Property, plan not of record, described below:

Beginning on the Westerly margin of Third Avenue, North 160 feet 8 inches northerly from the northerly margin of Church Street, being Stelzer's and Brown's northeast corner; thence with the westerly margin of said Avenue, northerly 30 feet, more or less, to the corner of Lots 2 and 1 of the Waters Plan, also being Gertrude B. Whitworth's southeast corner; thence with Whitworth's south line and with the line between Lots 1 and 2 westerly 175 feet, more or less, to the easterly margin of said Alley, southerly 30 feet, more or less, to said Stelzer's and Brown's northwest corner; thence with their north line, easterly 175 feet, more or less, to the beginning.

Being the same property conveyed to Gary Bowie by Warranty Deed from Anthony E. Jennings and wife, Sheshelia Jennings, of record at Instrument No 20130723-0076242, in said Register's Office.

The previous and last conveyance being a Quitclaim Deed from Gary Robert Bowie unto 211 Printer's Alley, LLC, a Tennessee Limited Liability Company, recorded January 10, 2017, as Instrument No. 20170110-0002787, in said Register's Office.

TRACT/PARCEL 2

Map and Parcel Numbers
093 02 3B 017.00, 093 02 3B 018.00, 093 02 3B 019.00

Being that certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. 5-A, 5-B, and 5-C as shown on the Plan of the 211 Printers Alley Building by Master Deed and Declaration and By-Laws establishing a Horizontal Property Regime dated the 16th day of April, 1981 and recorded in Book 5741, page 389, Register's Office for Davidson County as amended by Instrument Number 20001010-0100684 and as shown on the Plan recorded in Book 5200, page 331, said Register's Office, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said Declaration and an undivided 20% interest appurtenant to the units in all common elements of said project as described in said Declaration including the building and any land described therein, and subject to Instrument in Book 6320, page 32, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gary Bowie by Warranty Deed from Downtown Professional Properties, a Tennessee General Partnership, of record at Instrument No 20050413-0041331, in said Register's Office.

The previous and last conveyance being a Quitclaim Deed from Gary Robert Bowie unto 211 Printer's Alley, LLC, a Tennessee Limited Liability Company, recorded January 10, 2017, as Instrument No. 20170110-0002787, in said Register's Office.

This is improved property known as 211 Printers Alley Building, 5th Floor, Nashville, Tennessee 37219.

TRACT/PARCEL 3

Map and Parcel Number
093 02 3B 004.00, 093 02 3B 009.00, 093 02 3B 011.00

Being that certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

Those certain premises comprising a portion of the project known as 211 Printers Alley Building, said Project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 16th day of April, 1981, and recorded in the Register's Office, Davidson County, Tennessee in Book 5741, page 389, said premises being more particularly described as follows:

Unit space labeled 6-A/2-F (being the 6th floor of said Project) as shown on the plan recorded in Book 5200, page 331, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and, other units, all as set forth in said declaration, and an undivided 20% interest appurtenant to the unit in all common elements of said Project as described in said declaration including the building and land described below:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Original Plan of Nashville, not of record, being Lot No. 2 and the northerly part of Lot. No. 3 in the Subdivision the John Waters Property, plan not of record, described as follows:

Beginning on the westerly margin of Third Avenue, North 160 feet 8 inches northerly from the northerly margin of Church Street, being Stelzer's and Brown's northeast corner; thence with the westerly margin of said Avenue, northerly 30 feet more or less, to the corner of Lots 2 and 1 of the Water's Plan, also being Gertrude B. Whitworth's southeast corner; thence with Whitworth's south line and with the line between Lots 1 and 2 westerly 175 feet, more or less, to the easterly margin of said alley, southerly 30 feet, more or less, to said Stelzer's and Brown's northwest corner; thence with their North line, easterly 175 feet, more or less, to the beginning.

Being the same property conveyed to Gary Bowie by Quitclaim Deed from A&S Properties, of record at Instrument No 20070123-0009229, in said Register's Office.

The previous and last conveyance being a Quitclaim Deed from Gary Robert Bowie unto 211 Printer's Alley, LLC, a Tennessee Limited Liability Company, recorded January 10, 2017, as Instrument No. 20170110-0002787, in said Register's Office.

This is improved property known as 211 Printers Alley Building, Nashville, TN 37201.