This Instrument Was Prepared by:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Upon Recording, Please Return to:

Brown Pants, LLC
c/o K&L Gates LLP
501 Commerce Street, Suite 1500
Nashville, Tennessee 37203
Attn: Matthew T. Harris

Karen Johnson Davidson County
Batch# 871294 DEEDQC
06/14/2022 11:09:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20220614-0067505

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 13th day of June, 2022, by and between **HOW AND WHY REAL ESTATE, LLC, a Texas limited liability company** ("Grantor"), and **BROWN PANTS, LLC, a Tennessee limited liability company** ("Grantee");

WITNESSETH:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, the Grantor conveys and quitclaims unto the Grantee, all its right, title, interest and claim in and to the following described real estate, lying in Davidson County, Tennessee:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

[SIGNATURE PAGE FOLLOWS]

Signature Page to Quitclaim Deed

IN WITNESS WHEREOF, the duly authorized officer of Grantor has signed this Deed on the date first above written.

GRANTOR:

HOW AND WHY REAL ESTATE, LLC,
a Texas limited liability company

By: _____
Name: Bruce Kalmick
Title: CEO

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Bruce Kalmick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Sole Member of How and Why Real Estate, LLC, a Texas limited liability company limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 13th day of June, 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

_____
Notary Public

My commission expires

***

VALUE AFFIDAVIT

STATE OF §
COUNTY OF §

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer $10.00

AFFIANT

Subscribed and sworn to before me this 13th day of June, 2022.

Notary Public

My Commission Expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Tax Parcel Number:
11802022600

Property Address:
2716 Westwood Drive
Nashville, TN 37204

Tax Notices to:
Brown Pants, LLC
2716 Westwood Drive
Nashville, TN 37204

Name and Address of Property Owner:
Brown Pants, LLC
2716 Westwood Drive
Nashville, TN 37204

EXHIBIT A

Legal Description

Land in Nashville, Davidson County, Tennessee, being the property conveyed to How and Why Real Estate, LLC, as evidenced by Instrument Number 20211022-0142246, same being the southerly 25 feet of Lot Number 70 and all of Lot Number 71 of the plan entitled "The Plan of George I. Waddey's Subdivision" of record in Plat Book 332, Page 99, Register's Office of said County, and a portion of an Alley abandoned by City of Berry Hill Ordinance No. 2000-316, and being more particularly described according to an ALTA/NSPS Survey by Civil and Environmental Consultants, Inc., Michael K. Story, Tennessee Registered Land Surveyor number 1989, on May 27, 2022 as follows:

Beginning at a 1/2" iron pin (found) in the easterly right-of-way line of Westwood Drive (formerly Seventh Avenue South, Public Right-of-Way of 50 feet) at the southwesterly corner of the Sennett Commercial LLC property, as evidenced by Instrument Number 20180529-0050837, same being the northwesterly corner of the herein described; thence with the southerly line of Sennett Commercial LLC, North 75°28'47" East 187.02 feet to a 1/2" iron pin (found) in the westerly line of 2807 Biloxi Avenue Owners' Association, as evidenced by Instrument Number 20200219-0018261, same being in the centerline of said Alley abandoned; thence with the centerline of said Alley abandoned, same being the westerly line of 2807 Biloxi Avenue Owners' Association, South 14°16'07" East 74.61 feet to a 1/2" iron pin with busted cap (found) at the northeasterly corner of the 6 On Biloxi Association, Inc. property, as evidenced by Instrument Number 20160817-0085700; thence with the northerly line of 6 On Biloxi Association, Inc., same being in part the northerly line of Lot 72 of said plat, South 75°27'26" West 186.75 feet to a mag nail with CEC washer (set) on a block retaining wall in said easterly right-of-way line of Westwood Drive; thence with the easterly right-of-way line of Westwood Drive, North 14°28'11" West 74.69 feet to the Point of Beginning, containing 0.320 acre, more or less.

Being the same property conveyed to Brown Pants, LLC, a Tennessee limited liability company from How and Why Real Estate, LLC, a Texas limited liability company, by Special Warranty Deed dated June 13th, 2022, and recorded June 14, 2022, in the Register's Office for Davidson County, Tennessee, in Book *, at Page _____.

* 20220614-0067504