Karen Johnson Davidson County
Batch# 873804 DEEDQC
06/17/2022 02:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220617-0069801

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2022. Notary Public My commission expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Checkerboard Properties 944 Main Street Nashville, TN 37206	SAME	07213027300 07213027200

CONSOLIDATION QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **CHECKERBOARD PROPERTIES**, a Tennessee general partnership (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of consolidating two (2) tracts or

parcels of land into one (1) tract or parcel of land and clarifying the legal description of such one (1) tract or parcel of land, hereby releases, remises, quitclaims, and gives unto **CHECKERBOARD PROPERTIES**, a Tennessee general partnership (the "Grantee"), effective as of the 17th day of June, 2022 (the "Effective Date"), all of Grantor's right, title, and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

CHECKERBOARD PROPERTIES,
a Tennessee general partnership

By: _____
Brandon Bubis, Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRANDON BUBIS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING GENERAL PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of June, 2022.

_____
Notary Public

My Commission Expires: _____

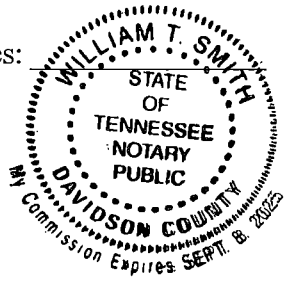


EXHIBIT A

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF NASHVILLE, THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY, AND THE STATE OF TENNESSEE, AND BEING ALL OF LOT 48 AND PART OF LOT 49 OF BLOCK "B" OF THE REVISED SUBDIVISION PLAT OF A PART OF L. M. EZELL'S 12 $^{11}/_{100}$ ACRE TRACT OF THE TALBOT LAND, AS RECORDED IN BOOK 1130, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE NAME OF CHECKERBOARD PROPERTIES, AS RECORDED IN INSTRUMENT NO. 20161019-0110560, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8" IRON PIN (B A LAND) ON THE NORTHEASTERLY CORNER OF LOT 47 OF SAID L. M. EZELL'S SUBDIVISION, IN THE NAME OF O.I.C. 912 WEST AVENUE TOWNHOMES, AS RECORDED IN INSTRUMENT NO. 20180307-0021556, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF WEST AVENUE;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST AVENUE AND IN PART ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CLINE AVENUE THE FOLLOWING 3 (THREE) COURSES:

1) SOUTH 83°56'41" EAST, A DISTANCE OF 57.00 FEET TO A SET IRON PIN;
2) SOUTH 30°48'52" EAST, A DISTANCE OF 25.00 FEET TO A SET IRON PIN;
3) SOUTH 06°03'19" WEST, A DISTANCE OF 110.00 FEET TO A SET IRON PIN ON THE NORTHERLY LINE OF PART OF LOT 30 OF SAID L. M. EZELL'S SUBDIVISION, IN THE NAME OF GOONDOCKS, LLC, AS RECORDED IN INSTRUMENT NO. 20220413-0042982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE ALONG SAID LOT 30, AND IN PART ALONG LOT 29, IN THE NAME OF GOONDOCKS, LLC, AS RECORDED IN INSTRUMENT NO. 20220314-0029461, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 83°56'41" WEST, A DISTANCE OF 72.00 FEET TO A SET IRON PIN ON THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED LANDS OF 912 WEST AVENUE TOWNHOMES;

THENCE ALONG SAID LANDS OF 912 WEST AVENUE TOWNHOMES, NORTH 06°03'19" EAST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.2114 ACRES (9,210 SQ. FT.) OF LAND AND BEING SUBJECT TO ALL OTHER EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS OR MATTERS OF TITLE THAT MAY AFFECT THE SUBJECT PARCEL. NORTH AND BEARING SYSTEM BASED UPON THE TENNESSEE STATE PLANE COORDINATED SYSTEM, NAD83 AND REFERENCED TO THE T.D.O.T. – G.N.S.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80 RECEIVER DURING A FIELD SURVEY CONDUCTED BY B A LAND PROFESSIONALS, LLC ON MARCH 03, 2022.

ALL MONUMENTS CALLED TO BE SET ARE 5/8" X 24" REBAR WITH YELLOW PLASTIC IDENTIFICATION CAPS STAMPED "B A LAND PROFESSIONALS". THIS SURVEY AND DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF DONOVAN P. BENSON, TENNESSEE RLS #3046.

BEING THE SAME PROPERTY CONVEYED TO CHECKERBOARD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, BY DEED OF RECORD AS INSTRUMENT NO. 20161019-0110560, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.