Karen Johnson Davidson County
Batch# 891690 DEEDQC
07/20/2022 03:10:11 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220720-0083285

This instrument prepared by:
Nelson Mullins Riley & Scarborough LLP
150 4th Avenue North, Suite 1100
Nashville, TN 37219
Attn: Laurence M. Papel

Address of New Owner	*Send Tax Bills to:*
SUBTEXT Acquisitions, LLC 3000 Locust Street St. Louis, Missouri 63103	SUBTEXT Acquisitions, LLC 3000 Locust Street St. Louis, Missouri 63103
Map/Parcel Nos.: 09212039900; 09212040000; 09212040100; 09212040200; 09212040300; 09212050700;09216008400; and 09216042900	

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **LOCAL NASHVILLE HAYES, LLC**, a Delaware limited liability company ("**Grantor**"), does hereby quitclaim and transfer unto **LOCAL NASHVILLE HAYES, LLC**, a Delaware limited liability company ("**Grantee**"), its successors, and assigns, all of Grantor's right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

The purpose of this Deed is to combine the referenced adjacent tax parcels into one tax parcel to be known as 1904 Hayes Street and identified as Map/Parcel No. 09212040300.

The Property is unimproved real property located at 1904, 1906, 1908, 1910, 1912, 1912B, 1916 and 1918 Hayes Street in Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn before me this 20th day of July, 2022.

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

Executed this 18th day of July, 2022.

GRANTOR:

LOCAL NASHVILLE HAYES, LLC,
a Delaware limited liability company

By: _____
Name: Brandt Stiles
Title: Authorized Signatory

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Brandt Stiles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of LOCAL NASHVILLE HAYES, LLC, a Delaware limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and office, this 18th day of July, 2022.

_____
Notary Public

My Commission Expires: 8/12/2023

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

ANDREA M WEBB
My Commission Expires
August 12, 2023
St. Louis County
Commission #15637295

Exhibit A

Description of the Property

Real property located in Nashville, Davidson County, Tennessee, described as follows:

TRACT 1

PARCEL 1:

BEING PART OF LOT NO, 153 ON THE PLAN OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF HAYES STREET, 50 FEET EASTERLY FROM THE LINE BETWEEN SAID LOT 153 AND LOT 154; RUNNING THENCE WITH THE NORTHERLY MARGIN OF HAYES STREET, EASTERLY 35 FEET; THENCE AT RIGHT ANGLES, NORTHERLY 180 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY, WESTERLY 35 FEET TO A POINT 50 FEET EASTERLY FROM THE LINE BETWEEN SAID LOTS 153 AND 154; THENCE SOUTHERLY, PARALLEL WITH SAID LINE, 180 FEET TO THE BEGINNING.

PARCEL 2:

BEING PART OF LOT NO. 153 ON THE PLAN OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK NO. 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HAYES STREET 75 FEET WESTERLY FROM THE LINE BETWEEN LOTS NOS. 152 AND 153; THENCE WITH THE NORTHERLY MARGIN OF HAYES STREET, WESTERLY 40 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT NO. 153, 180 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY, EASTERLY 40 FEET; THENCE SOUTHERLY 180 FEET TO THE BEGINNING.

PARCEL 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 35 FEET OF THE EASTERLY 75 FEET OF THE SOUTHERLY 180 FEET OF LOT NO. 153 ON THE PLAN OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 153 FRONTS 35 FEET ON THE NORTHERLY SIDE OF HAYES STREET AND RUNS BACK BETWEEN PARALLEL LINES 180 FEET TO AN ALLEY.

PARCEL 4:

BEING THE WESTERLY 50 FEET OF THE SOUTHERLY 180 FEET OF LOT NO. 153 ON THE PLAN OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HAYES STREET AT THE CORNER OF LOTS NOS. 153 AND 154; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET, EASTERLY

50 FEET TO THE SOUTHWEST CORNER OF A PART OF SAID LOT FORMERLY OWNED BY MRS. FANNIE CANNON; THENCE WITH HER LINE, NORTHERLY 180 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY, WESTERLY 50 FEET TO THE LINE BETWEEN LOTS NOS. 153 AND 154; THENCE WITH SAID LINE SOUTHERLY 180 FEET TO THE BEGINNING.

TRACT II

PARCEL 1:

BEING PART OF LOT NO. 152 ON THE PLAN OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HAYES STREET AT A POINT 93 FEET WEST OF THE WESTERLY MARGIN OF 19TH AVENUE NORTH, FORMERLY DOUGLAS AVENUE; THENCE WITH SAID STREET WESTWARDLY 32 FEET; THENCE AT RIGHT ANGLES, NORTHWARDLY 180 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, EASTWARDLY 32 FEET; THENCE AT RIGHT ANGLES, SOUTHWARDLY 180 FEET TO THE BEGINNING.

PARCEL 2:

BEING PART OF LOT NO. 152 ON THE PLAN OF THE BOYD HOME TRACT, OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HAYES STREET 125 FEET WESTERLY FROM THE MARGIN OF 19TH AVENUE NORTH, FORMERLY DOUGLAS AVENUE; THENCE WITH THE NORTHERLY MARGIN OF HAYES STREET WESTERLY 37-1/2 FEET; THENCE NORTHERLY PARALLEL WITH SAID AVENUE 180 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY EASTERLY 37-1/2 FEET; THENCE SOUTHERLY 180 FEET TO THE BEGINNING.

PARCEL 3:

BEING THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 180 FEET OF LOT NO. 152 IN BOYD'S HOME TRACT, A PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 39, REGISTERS OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NO. 152 ON THE NORTH SIDE OF HAYES STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET EASTWARDLY 371/2 FEET; THENCE AT RIGHT ANGLES NORTHWARDLY 180 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY WESTWARDLY 37-1/2 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE WITH SAID LINE SOUTHWARDLY 180 FEET TO THE BEGINNING.

PARCEL 4:

BEING THE EASTERLY 40 FEET OF THE SOUTHERLY 180 FEET OF LOT NO. 153, ON THE PLAN OF BOYD'S HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID, PART OF SAID LOT FRONTS 40 FEET ON THE NORTHERLY SIDE OF HAYES STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY LINE OF LOT NO. 152 ON SAID PLAN, 180 FEET TO AN ALLEY.

Being the same property conveyed to Local Nashville Hayes, LLC by Special Warranty Deed of record as Instrument No. 20220705-0077391, in the Resister's Office of Davidson County, Tennessee.