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Karen Johnson Davidson County
Batch# 897410 DEEDQC
08/02/2022 12:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220802-0087959

QUITCLAIM DEED

FROM: Mayesco Partnership

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: The Broadway Hotel, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
The Broadway Hotel, LLC 1361 Circle Crest Drive Eddyville, KY 42038	Same	Map 93-6-4, Parcel 49

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 26 day of July, 2022.

Notary Public

My Commission Expires: 10/09/2024

DEIDRA NEVILLE NOTARY PUBLIC STATE AT LARGE, KENTUCKY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mayesco Partnership**, a Tennessee general partnership (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto **The Broadway Hotel, LLC**, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

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IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 22 day of July, 2022.

GRANTOR: Mayesco Partnership,
a Tennessee general partnership

By: _____
William H. Eskind, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William H. Eskind, authorized General Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized General Partner of Mayesco Partnership, the within named bargainor, a general partnership, and that he as such authorized General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as its authorized General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 22 day of July, 2022.

_____
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Being land situated in the 19th Council District of Davidson County, Tennessee, and is more particularly described as follows;

Commencing at the approximate intersection of Broadway and 2nd Avenue South, in a southerly direction 253.0+/- feet to mag-spike set, by Dale and Associates, with a stamped washer, at the northeast corner of 119 Second Avenue Partnership, of record in Instrument Number 20181003-0098073, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), on the westerly margin of 2nd Avenue south, at approximate Tennessee state plane coordinate location of, N:666,280.52, E:1,739,768.94, at the southeasterly most corner of the subject property and being the point of beginning of herein described land;

thence leaving said margin with said line, South 61°33'04" West, a distance of 67.00 feet to o mag-spike set, by Dale and Associates, with a stamped washer, at the southerly corner of the Broadway Hotel, LLC, of record in Instrument Number 20160502-0042989, R.O.D.C., TN;

thence with said line, North 27°12'44" West, a distance of 52.16 feet to a 1/2" iron rod found, having no cap, at the southeast corner of Charles E. (Sonny) Tillman of record in Instrument Number 20000928-0096253, R.O.D.C., TN;

thence with said line, North 27°00'04" West, a distance of 12.09 feet to a mag-spike set, by Dale and Associates, with a stamped washer, at the southwest corner of Nora M. Tillman of record in Instrument Number 20111229-0101881, R.O.D.C., TN;

thence with said line, North 61°20'16" East, a distance of 67.00 feet to a mag-spike set, by Dale and Associates, with a stamped washer on the westerly margin of 2nd Avenue South;

thence with said margin, South 27°10'40" East, a distance of 64.50 feet to the point of beginning of herein described land, having an area of 4313.01 square feet or 0.10 acres more or less;

This description was taken from a ALTA/NSPS Land title survey with Topography, by Dale and Associates under project number 22095, dated July 11, 2022, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on July 11, 2022;

Being the same property conveyed to MAYESCO, LLC, by Quitclaim Deed from Harris A. Gilbert, Trustee, dated January 4, 1999, of record in deed book 11280, page 761., R.O.D.C., TN.

Certificate of Authenticity

I, Lisa Farris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 22, 2022
Date

Lisa Farris
Affiant Signature

July 22, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of July, 2022.

Notary's Signature

My Commission Expires: 10/22/2025
Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025