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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
20220802-0087961

QUITCLAIM DEED

FROM: 119 Second Avenue Partnership 2

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 50

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: 10/08/2024

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, **119 Second Avenue Partnership 2**, 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.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 20 day of July, 2022.

GRANTOR: 119 Second Avenue Partnership 2,
a Tennessee general partnership

By: Melanie Hirt.
Melanie Hirt, 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 Melanie Hirt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized General Partner of 119 Second Avenue Partnership 2, the within named bargainor, a general partnership, and that she 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 herself as the authorized General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 20 day of July, 2022.

Notary Public

My Commission Expires: 11/8/22

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 southeast corner of MAYESCO, LLC, of record in deed book 11280, page 761. 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 northeasterly most corner of the subject property and being the point of beginning of herein described land;

thence with said margin, South 26°53'30" East, a distance of 50.00 feet to a mag-spike set, by Dale and Associates, with a stamped washer, at the northeast corner of NNN Vineyard Springs Apartments 30, LLC (10.09%) , NNN Vineyard Springs Apartments 31, LLC (15.21%), NNN Vineyard Springs Apartments 32, LLC (14.42%) , NNN Vineyard Springs Apartments 33, LLC (34.23%) , CFF Joe's Crab Shack, LLC (22.80%) & TJS Joe's Crab Shack, LLC (3.25%), of record in Instrument Number 20170510-0046597, R.O.D.C., TN;

thence leaving said margin with the said line, South 62°26'41" West, a distance of 106.68 feet to a mag-spike set, by Dale and Associates, with a stamped washer;

thence with said line, North 27°12'43" West, a distance of 12.21 feet to a mag-spike set, by Dale and Associates, with a stamped washer, at the southeast corner of 116 Third Avenue South LLC, of record in Instrument Number 20140604-0048109, R.O.D.C., TN;

thence with said line, North 27°12'44" West, a distance of 36.67 feet to a 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 62°20'35" East, a distance of 39.98 feet to a mag-spike set, by Dale and Associates, with a stamped washer, at the southwest corner of MAYESCO, LLC;

thence with said line, North 61°33'04" East, a distance of 67.00 feet to the point of beginning of herein described land, having an area of 5262.68 square feet or 0.12 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 119 Second Avenue Partnership, by Deed of correction from 119 Second Avenue LLC, dated September 26, 2018, of record in Instrument Number 20181003-0098073, R.O.D.C., TN;

Being the same property conveyed to 119 Second Avenue Partnership 2, by Quitclaim Deed from 119 Second Avenue LLC, dated March 31, 2016, of record in Instrument Number 20160419-0037775, 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 20, 2022

Date

Lisa Farris

Affiant Signature

July 20, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 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