Karen Johnson Davidson County
Batch# 900364 DEEDQC
08/08/2022 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220808-0089928

Prepared by:
Colin T. Ferguson
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, TN 37219
(615) 244-6538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 5th day of August, 2022.

Notary Public
My Commission Expires: 5/9/23

RACHEL LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owners	Send Tax Bills to:	Parcel Information
James R. Matthews 3902 Park Avenue Nashville, TN 37209	Same	APN: 092-13-0-004.00

QUIT CLAIM DEED

For and in consideration of the sum of zero dollars ($0.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stratum Holdings LP, a Delaware limited partnership**, hereinafter called the Grantor, does hereby remise, release and forever quit claim unto **James R. Matthews, an individual**, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, Block 10, on the Plan of Charlotte Park's Company's Second Addition to Nashville of record in Plat Book 57, Page (s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stratum Holdings LP, a Delaware limited partnership, by Quit Claim Deed dated as of September 29, 2021, from Sunny Meadows LP, a Delaware limited partnership f/k/a Sunny Meadows, LLC, recorded as Instrument No. 20211004-0132988, on October 4, 2021 in Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2022 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s)

160 and 161, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **3900 Park Avenue, Nashville, Tennessee 37209-3743**.

In Witness Whereof, the said, **Grantor,** hereunto set by hands and seals this 5th day of August, 2022.

STRATUM HOLDINGS LP

By: Hillsboro Property Ventures, LLC
Its: General Partner

By: _____
Name: James Matthews
Title: President

NOTARY ACKNOWLEDGMENT

(STATE OF TENNESSEE)

(COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, **James Matthews**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the ~~Authorized Signatory~~ President of the General Partner for **Stratum Holdings LP**, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, the 5th day of August, 2022.

_____
Notary Public
My Commission Expires: 5/9/23

RACHEL LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4893-9544-2986 v1 [99603-2]

Tennessee Certification of Electronic Document

I, James Finger, 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 8/05/2022 (date of document).

James C. Finger Jr
Affiant Signature

8/05/2022
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires: May 5, 2025

NOTARY'S SEAL

