Karen Johnson Davidson County
Batch# 905998 DEEDQC
08/22/2022 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220822-0094396

3

QUITCLAIM DEED

LISA FARRIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES AUGUST 24, 2024	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 the 19 day of August 2022. Notary Public My commission expires: 08·24·2024

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Grant Luiken

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
MTP – 481 Humphreys Street Propco, LLC 130 West 42nd Street Suite 2200 New York, New York 10036	New Owner	105-07-0-058.00 105-07-0-060.00

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, GWENDOLINE K. GIFFORD, a resident of Tennessee, by these presents does, effective as of August 19, 2022 (the "Effective Date"), hereby quitclaim and convey unto MTP – 481 HUMPHREYS STREET PROPCO, LLC, a Delaware limited liability company, its successors and assigns, all her right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 475 and 481 Humphreys Street, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the Effective Date.

Gwendoline K. Gifford
GWENDOLINE K. GIFFORD

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Gwendoline K. Gifford, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Murfreesboro Tennessee, this the 18 day of August, 2022.

APRIL HILL
STATE
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 11/22/2025

Exhibit A

Legal Description

A tract of land being the Easterly 27 feet of Lot No. 28, all of Lots No. 29 and 30, and the Westerly half of Lot No. 31 on the Plan of Humphrey's, Houston and Martin's Addition to Nashville, as of record in Book 36, Page 117, in the Register's Office of Davidson County, Tennessee, and in Plan book 1, Page 35, Chancery Court at Nashville, Tennessee, being more particularly described as follows:

BEGINNING at the Northwesterly corner of said Easterly 27 feet of Lot No. 28; thence on an assumed bearing of South 81° 40' 20" East on the Northerly Line of said Lots 28, 29, 30, and 31, also being the Southerly margin of Humphreys Street (50 feet wide), 152.29 feet to the Northeast corner of said Westerly half of Lot No. 31; thence South 07° 26' 45" West on the Easterly line of said Westerly half, 150.01 feet to the Southeasterly corner of said Westerly half; thence North 81°40' 20" West on the Southerly line of said Lots No. 31, 30, 29, and 28, also being the Northerly margin of an alley, 152.29 feet to the Southwesterly corner of said Easterly 27 feet of Lot No. 28; thence North 07° 26' 45" East on the Westerly line of said Easterly 27 feet, 150.01 feet to the POINT OF BEGINNING.

BEING the same property conveyed to GAYNELLE H. BOWMAN, by deed from SOUTH PARK LAND COMPANY, of record in Book 4098, page 47, dated January 28, 1967, said Register's Office.

GAYNELLE H. BOWMAN having conveyed to ARDEN BOWMAN AND WIFE, GAYNELLE H. BOWMAN, to create tenants by the entirety, by quitclaim of record in Book 4546, page 775, dated October 18, 1971, said Register's Office.

ARDEN BOWMAN AND WIFE, GAYNELLE H. BOWMAN having conveyed a life estate to MRS. GAY COLLIER, by quitclaim deed of record in Book 4583, page 934, dated March 10, 1972, said Register's Office. MRS. GAY COLLIER has since died; thereby, extinguishing her life estate.

GAYNELLE H. BOWMAN died intestate on or about October 31, 1998, leaving ARDEN BOWMAN as the surviving tenant by the entirety. ARDEN DENNIS BOWMAN, SR., A/K/A ARDEN BOWMAN has conveyed his interest in said property to MARK COLLIER BOWMAN, SR. by quitclaim deed of record in Instrument No. 199912100301994, dated December 10, 1999, said Register's Office.

MARK COLLIER BOWMAN, SR. died testate on or about January 24, 2020. Pursuant to the terms of his will of record in Docket No. 20P183 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was to be administered as part of the probate estate. GWENDOLINE K. GIFFORD, EXECUTOR OF THE ESTATE OF MARK COLLIER BOWMAN, SR. has conveyed said property to GWENDOLINE K. GIFFORD BY Executor's Quitclaim Deed of record in Instrument No. 20210331-0042467, dated March 29, 2021, said Register's Office.

AND FURTHER BEING the same property conveyed to ARDEN D. BOWMAN, SR. AND WIFE, GAYNELLE H. BOWMAN, by deed from MARIVADA CONNALLY, A WIDOW, of record in Book 4583, page 610, dated March 10, 1972, said Register's Office. GAYNELLE H. BOWMAN died intestate on or about October 31, 1998, leaving ARDEN D. BOWMAN, SR. as the surviving tenant by the entirety. ARDEN D. BOWMAN, SR. died intestate on or about January 25, 2007, leaving ARDEN D. BOWMAN, JR. AND MARK C. BOWMAN, SR. as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. ___***____ and the deeds in Instrument No. 20081215-0120199 & Instrument No. 20180532-0051490, said Register's Office.

***202208220094394

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 August 19, 2022

Date

Lisa Farris

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of AUGUST, 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