Karen Johnson Davidson County
Batch# 915729 DEEDQC
09/12/2022 03:22:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220912-0101924

QUITCLAIM DEED

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 me on April 29, 2022

NOTARY PUBLIC

My commission expires: 7/9/2022

TERESA KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
Peter Weiss
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35693

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Clear Hayes, LLC 112 N Curry Street Carson City, NV 89703	SAME	Map-Par. 092-16-0-083.00 (Tract I) Map-Par. 092-16-0-081.00 (Tract II) Map-Par. 092-16-0-082.00 (Tract III) Map-Par. 092-16-0-080.00 (Tract IV)

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SHM Holdings, LLC, a Tennessee limited liability company **"GRANTOR",** quitclaims and conveys, and by these presents does transfer unto Clear Hayes, LLC, a Nevada limited liability company, **"GRANTEE",** certain tracts or parcels of land in **Davidson County, State of Tennessee,** more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The conveyance of the above-described parcel of land is subject to the following: (i) all current and subsequent real property taxes and assessments; (ii) Matters shown on the Plan of record in Book 21, page 39, Register's Office for Davidson County, Tennessee; (iii) restrictions, conditions, reservations, covenants, and easements of record; (iv) public rights of way, utility, and drainage easements; (v) zoning and planning ordinances and regulations; (vi) all matters shown on plats and plans of record; (vii) and health department regulations that may affect the property.

This property is also known as real property located at 1920, 1922, 1924, & 1926 Hayes Street, Nashville, Davidson County, Tennessee 37203.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on April 29, 2022.

SHM Holdings, LLC, a Tennessee limited liability company

By: _____
Michael D. Shmerling
President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Michael D. Shmerling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the President of SHM Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of SHM Holdings, LLC, a Tennessee limited liability company, by himself in his capacity as said President.

Witness my hand and official seal on the 29th. Day of April, 2022.

_____
Notary Public

My Commission Expires: 7/9/2022

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Being four (4) tracts of or parcels of land located in Nashville, Davidson County, Tennessee, and more described according to a Boundary Survey by Billy Ray Suiter, Tennessee Registered Land Surveyor No. 1837, dated April 12, 2022, as follows:

TRACT I - Map-Par. 092-16-0-083.00

Being a Tract of land situated in the 21st Council District of Davidson County, Tennessee, said Tract being generally located north of, and adjacent to Hayes Street, south of, and adjacent to Alley 379, east of 20th Avenue N., and west of 19th Avenue N., said Tract being more particularly described as follows:

Beginning at an existing ½" iron pin, cap #1512, in the northern right-of-way of Hayes Street, said iron pin being North 51 degrees 11 minutes 42 seconds East 176.7 feet, more or less, from the centerline intersection of Hayes Street and 20th Avenue N., said iron pin also being the southeastern corner of the SHM Holdings, LLC property, as recorded in Deed Book 20211230, Page 0172008, R.O.D.C.T.;

Thence leaving the northern right-of-way of Hayes Street, and with the eastern line of the said SHM Holdings, LLC property, North 30 degrees 36 minutes 31 seconds West 179.98 feet to an existing pk nail, said pk nail being in the southern right-of-way of Alley 379;

Thence with the said southern right-of-way, North 59 degrees 28 minutes 40 seconds East 49.90 feet to an existing railroad spike, said spike being the northwestern corner of the H. Clifton Simmons, III, ET UX property, as recorded in Deed Book 5472, Page 360, R.O.D.C.T.;

Thence leaving the said southern right-of-way, and with the western line of the said Simmons property, South 30 degrees 35 minutes 19 seconds East 179.85 feet to an existing ¾" iron pin, uncapped, said iron pin being in the northern right-of-way of Hayes Street;

Thence with the said northern right-of-way, South 59 degrees 19 minutes 49 seconds West 49.84 feet to the point of beginning.

Said Tract contains 0.206 Acres (8,973.2 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 1837, dated April 12, 2021.

All new iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER 1837".

TRACT II - Map-Par. 092-16-0-081.00

Being a Tract of land situated in the 21st Council District of Davidson County, Tennessee, said Tract being generally located north of, and adjacent to Hayes Street, south of, and adjacent to Alley 379, east of 20th Avenue N., and west of 19th Avenue N., said Tract being more particularly described as follows:

Beginning at an existing ½" iron pin, cap #1512, in the northern right-of-way of Hayes Street, said iron pin being North 40 degrees 57 minutes 05 seconds East 79.3 feet, more or less, from the centerline intersection of Hayes Street and 20th Avenue N., said iron pin also being the southeastern corner of the SHM Holdings, LLC property, as recorded in QC-20210611, Page 0079345, R.O.D.C.T.;

Thence leaving the northern right-of-way of Hayes Street, and with the eastern line of the said SHM Holdings, LLC property, North 30 degrees 16 minutes 42 seconds West 180.24 feet to an existing ½" iron pin, uncapped, said iron pin being in the southern right-of-way of Alley 379;

Thence with the said southern right-of-way, North 59 degrees 28 minutes 40 seconds East 49.22 feet to an existing pk nail, said pk nail being the northwestern corner of the SHM Holdings, LLC property, as recorded in Deed Book 20211230, Page 0172008, R.O.D.C.T.;

Thence with the western line of the said SHM Holdings, LLC property, South 30 degrees 29 minutes 00 seconds East 180.11 feet to an existing ½" iron pin, cap #1512, said iron pin being in the northern right-of-way of Hayes Street;

Thence with the said northern right-of-way, South 59 degrees 19 minutes 49 seconds West 49.86 feet to the point of beginning.

Said Tract contains 0.205 Acres (8,925.8 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 1837, dated April 12, 2021.

All new iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER 1837".

Being the same property conveyed to Michael D. Shmerling Partners, G.P., a Tennessee General Partnership, by deed from John M. Tudor, Tom E. Nesbitt, William B. Crenshaw, Phillip P. Porch, Jr., Robert B. Barnett, Keith W. Hagan, Robert A Sewell and John Wesley McClellan and David Gray McClellan, as Trustees of the Robert E. McClellan Marital Trust under the Will of Robert E. McClellan. Deceased, of record in Instrument No. 20030205-0015663, dated January 31, 2003, said Register's Office. Title to the subject property now being vested in SHM Holdings, LLC, a Tennessee limited liability company, as successor to Michael D. Shmerling Partners, G.P., a Tennessee General Partnership through conversion, as evidenced Certificate of Conversion, dated July 6, 2017, and of record in Instrument No. 20170724-0074484, Register's Office for Davidson County, Tennessee.

TRACT III - Map-Par. 092-16-0-082.00

Being a Tract of land situated in the 21st Council District of Davidson County, Tennessee, said Tract being generally located north of, and adjacent to Hayes Street, south of, and adjacent to Alley 379, east of 20th Avenue N., and west of 19th Avenue N., said Tract being more particularly described as follows:

Beginning at an existing ½" iron pin, cap #1512, in the northern right-of-way of Hayes Street, said iron pin being North 48 degrees 01 minute 47 seconds East 127.6 feet, more or less, from the centerline intersection of Hayes Street and 20th Avenue N., said iron pin also being the southeastern corner of the Michael D. Shmerling Partners GP property, as recorded in Deed Book 20030205, Page 0015663, Tract I, R.O.D.C.T.;

Thence leaving the northern right-of-way of Hayes Street, and with the eastern line of the said Michael D. Shmerling Partners GP property, North 30 degrees 29 minutes 00 seconds West 180.11 feet to an existing pk nail, said pk nail being in the southern right-of-way of Alley 379;

Thence with the said southern right-of-way, North 59 degrees 28 minutes 40 seconds East 49.39 feet to an existing pk nail, said pk nail being the northwestern corner of the Michael D. Shmerling Partners GP property, as recorded in Deed Book 20030205, Page 0015663, Tract II, R.O.D.C.T.;

Thence leaving the said southern right-of-way, and with the western line of the said Michael D. Shmerling Partners GP property, South 30 degrees 36 minutes 31 seconds East 179.98 feet to an existing ½" iron pin, cap #1512, said iron pin being in the northern right-of-way of Hayes Street;

Thence with the said northern right-of-way, South 59 degrees 19 minutes 49 seconds West 49.78 feet to the point of beginning.

Said Tract contains 0.205 Acres (8,927.3 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 1837, dated April 12, 2021.

All new iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER 1837".

Being the same property conveyed to Robert S. Whitfield and wife, Peggy L. Whitfield, by deed from Lucy May Napier, Talatha H. Napier, Fran May Barber, Tommie Sue Darden and Billy T. Napier, being all of the Heirs-at-Law of E.Y. Napier, of record in Book 5415, page 124, dated April 4, 1979, said Register's Office. The said Robert S. Whitfield having since died on or about September 1, 1991, leaving Peggy L. Whitfield , as his surviving tenant by the entirety. The said Peggy L. Whitfield a/k/a Margaret L. Whitfield having since died testate on or about June 6, 2002 leaving said property to Peggy Easter Whitfield and Roger T. Whitfield pursuant to her will of record in Seventh Circuit Court of Davidson County, Tennessee, Docket No. 02P-1402. Being further conveyed to SHM Holdings, LLLC, a Tennessee Limited Liability Company, by quitclaim deed from Peggy Easter Whitfield and Robert T. Whitfield, of record in Instrument No. 20211230-0172008, dated December 23, 2021, Register's Office for Davidson County, Tennessee.

TRACT IV - Map-Par. 092-16-0-080.00

Being a Tract of land situated in the 21st Council District of Davidson County, Tennessee, said Tract being generally located north of, and adjacent to Hayes Street, south of, and adjacent to Alley 379, east of, and adjacent to 20th Avenue N., and west of 19th Avenue N., said Tract being more particularly described as follows:

Beginning at a pk nail (new) at the intersection of the northern right-of-way of Hayes Street and the eastern right-of-way of 20th Avenue N., said pk nail being North 14 degrees 36 minutes 36 seconds East 35.5 feet, more or less, from the centerline intersection of Hayes Street and 20th Avenue N.;

Thence with the eastern right-of-way of 20th Avenue N., North 30 degrees 06 minutes 37 seconds West 180.37 feet to a pk nail (new), said pk nail being in the southern right-of-way of Alley 379;

Thence with the southern right-of-way of Alley 379, North 59 degrees 28 minutes 40 seconds East 49.47 feet to an existing ½" iron pin, uncapped, said iron pin being the northwestern corner of the Michael D. Shmerling Partners GP property, as recorded in Deed Book 20030205, Page 0015663, Tract I, R.O.D.C.T.;

Thence leaving the said southern right-of-way, and with the western line of the said Michael D. Shmerling Partners GP property, South 30 degrees 16 minutes 42 seconds East 180.24 feet to an existing ½" iron pin, cap #1512, said iron pin being in the northern right-of-way of Hayes Street;

Thence with the said northern right-of-way, South 59 degrees 19 minutes 49 seconds West 50.00 feet to the point of beginning.

Said Tract contains 0.206 Acres (8,967.2 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 1837, dated April 12, 2021.

All new iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER 1837".

Being the same property conveyed to SHM Holdings, LLC, a Tennessee limited liability company, by deed from Jack L. Gaw, of record in Instrument No. 20210611-0079344 and Instrument No. 20210611-0079345, dated June 11, 2021, said Register's Office.

Tennessee Certification of Electronic Document

I, APRIL N. BRADLEY 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 April 29, 2022.

Affiant Signature

September 12, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of September, 2022.

Notary's Signature

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025