Karen Johnson Davidson County
Batch# 919399 DEEDQC
09/20/2022 03:49:54 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220920-0104699

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2022.

Notary Public

My Commission Expires: 01-11-2026

NOAH R. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Name and Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Mainland 932 4th, LLC 118 16th Ave. South, Ste. 230 Nashville, TN 37203	Same	093-15-0-218.00 093-15-0-217.00

CONSOLIDATION QUITCLAIM DEED

WHEREAS, by Special Warranty Deed of record as Instrument No. 20220112-0004273, Register's Office for Davidson County, Tennessee, Nashville and by Special Warranty Deed of record as Instrument No. 20220112-0004263, Register's Office for Davidson County, Nashville, Tennessee, Mainland 932 4th, LLC, a Tennessee limited liability company ("Mainland 932") is the owner of that certain real property in Davidson County, Tennessee, specifically described in Exhibit A attached hereto (the "Property"), in addition to other real property.

WHEREAS, the Property is comprised of contiguous lots that have separate tax parcel identifications assigned thereto and as referenced in the above table.

WHEREAS, it is Mainland 932's desire to have the separate tax parcels comprising the Property joined into one tax parcel, and to effectuate the same, Mainland 932 enters into this Consolidation Quitclaim Deed.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Mainland 932 4th, LLC, a Tennessee limited liability company** ("Grantor"), does hereby quitclaim and convey unto itself, **Mainland 932 4th, LLC, a Tennessee limited liability company** ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in Exhibit A, attached hereto and incorporated herein.

This is improved property, known as 932 and 0 4th Avenue South, Nashville, Davidson County, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 25th day of July, 2022.

GRANTOR:

MAINLAND 932 4th, LLC,
a Tennessee limited liability company

By: Mainland Asset Management, LLC
a Tennessee limited liability company

By: _____
Kenneth M. Larish, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth M. Larish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the manager of Mainland Asset Management, LLC, a Tennessee limited liability company, the manager of the within named bargainor, and that he as such manager of Mainland Asset Management, LLC, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as the manager of its manager.

Witness my hand and official seal, this 25th day of July, 2022.

Polly Rembert
Notary Public

My commission expires: 9/2/2024

POLLY REMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the northerly 36 feet of the southerly 43 feet of Lot No. 78 on the Plan of Isaac Paul's Elysian Grove Property, as of record in Plan Book 1, page 134, Chancery Court at Nashville, described according to a survey made by George Watkins, Surveyor, June 24, 1953, as follows:

Beginning at a point on the easterly margin of 4th Avenue South at the southwest corner of a part of Lot No. 78 conveyed to Joe Komman and wife, Ann G. Komman by deed from Sarah B. Corbett, of record in Book 1194, page 277, Register's Office for said County; thence, with said Kornman's southern boundary line eastwardly 136 feet to the westerly margin of a 10 foot alley; thence with the westerly margin of said alley, southwardly 36 feet to a point 7 feet northerly from the northeast corner of Lot No. 79; thence westwardly 136 feet to the easterly margin of said 4th Avenue South; thence with the easterly margin of said avenue northwardly 36 feet to the beginning.

Being the same property conveyed to MAINLAND 932 4TH, LLC, by deed from TERRY P. ROGERS AND WIFE, SHERRI S. ROGERS, of record as Instrument No. No. 20220112-0004263.

ALSO DESCRIBED AS SET FORTH ON EXHIBIT B.

Land in Davidson County, Tennessee, being Lot No. 77 and the northerly 7.00 feet of Lot No. 78 on Paul's Elysian Grove Plan of Lots, of record in Plan Book 1, Page 134, Chancery Court at Nashville, described as follows:

BEGINNING at the southeast corner of Fourth Avenue, South, formerly Cherry Street, McCann Street, and Petway Street; thence with the easterly margin of said Avenue 57.00 feet; thence easterly parallel with McCann Street 136.00 feet, more or less, to the westerly margin of an alley; thence with said alley northerly 57.00 feet to the southerly margin of said Street; thence with the southerly margin of said Street, westerly 136.00 feet, more or less, to the point and place of BEGINNING.

Being the same property conveyed to MAINLAND 932 4TH, LLC, by deed from LAND DEVELOPMENT.COM, INC., of record as Instrument No. No. 20220112-0004273.

ALSO DESCRIBED AS SET FORTH ON EXHIBIT C.

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

Being a tract of land lying in the 17th Council District of Davidson County, Nashville, Tennessee, and being a portion of Lot 78 of T. W. Pettus vs Anna C. Etals plat as recorded in Plan Book 1, Page 134, Chancery Court of Davidson County. Said tract being bounded on the north by Land Development.com, Inc., bounded on the east by the western right of way (ROW) of Alley #148, bounded on the south by Thomas E. Rogers, Sr. and Jean S. Rogers, Trustees etal as recorded in Book 10436, Page 783, Register's Office of Davidson County, Tennessee, and bounded on the west by the eastern ROW of 4th Avenue South (U.S. Highway 31 Alt, State Route 11). Said tract being more particularly described as follows:

POINT OF COMMENCEMENT being a point lying on the southeast ROW intersection of the said 4th Avenue South and McCann Street; thence along said eastern ROW of 4th Avenue South, South 27°30'22" East 57.00 feet to the true and actual POINT OF BEGINNING; thence leaving said ROW of 4th Avenue South and along the common line of said Land Development.com, Inc. North 62°16'29" East 135.00 feet to a set point lying on said western ROW of Alley #148; thence along said ROW of Alley #148 South 27°30'22" East 36.00 feet to a set point; thence leaving said ROW of Alley #148 and along the common line of said Thomas E. Rogers, Sr. and Jean S. Rogers, Trustees etal South 62°16'29" West 135.00 feet to a set point lying on said eastern ROW of 4th Avenue South; thence along said ROW of 4th Avenue South, North 27°30'22" West 36.00 feet to the point of beginning.

Tract contains 4860 square feet or 0.11 acres, as surveyed by L. Brandon Lambert, RLS #2828, dated 21 December, 2021.

Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to MAINLAND 932 4TH, LLC, by deed from TERRY P. ROGERS AND WIFE, SHERRI S. ROGERS, of record as Instrument No. 20220112-0004263.

EXHIBIT "C"

PROPERTY LEGAL DESCRIPTION

Being a tract of land lying in the 17th Council District of Davidson County, Nashville, Tennessee, and being Lot 77 and a portion of Lot 78 of T. W. Pettus vs Anna C. Etals plat as recorded in Plan Book 1, Page 134, Chancery Court of Davidson County. Said tract being bounded on the north by the southern right of way (ROW) of McCann Street, bounded on the east by the western ROW of Alley #148, bounded on the south by Terry P. Rogers and Sherri S. Rogers, as recorded in Book 8807, Page 290, Register's Office of Davidson County, Tennessee, and bounded on the west by the eastern ROW of 4th Avenue South (U.S. Highway 31 Alt, State Route 11). Said tract being more particularly described as follows:

POINT OF BEGINNING being a set point lying on the southeast ROW intersection of the said 4th Avenue South and said McCann Street and being the northwest corner of said Lot 77; thence along said southern ROW of McCann Street North 62°16'29" East 135.00 feet to a set point being the southwest ROW intersection of said McCann Street and said Alley #148; thence leaving said ROW of McCann Street and along said western ROW of Alley #148 South 27°30'22" East 57.00 feet to a set point; thence leaving said ROW of Alley #148 and along the common line of said Rogers South 62°16'29" West 135.00 feet to a set point lying on said eastern ROW of 4th Avenue South; thence along said ROW of 4th Avenue South, North 27°30'22" West 57.00 feet to the point of beginning.

Tract contains 7,695 square feet or 0.18 acres, as surveyed by L. Brandon Lambert, RLS #2828, dated 21 December, 2021.

Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to MAINLAND 932 4TH, LLC, by deed from LAND DEVELOPMENT.COM, INC., of record as Instrument No. 20220112-0004273.