QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF September 2022.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 921966 DEEDQC
09/27/2022 01:27:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220927-0106913

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
John H. Otey, Jr., Trustee	**New Owner**	**Tract 1: 09206003400** **Tract 2: 09203023800**
(NAME)	(NAME)	
2701 Jefferson Street, Suite 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **JOHN OTEY, JR. and JOHN H. OTEY, III,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **JOHN H. OTEY, JR., TRUSTEE OF THE JOHN H. OTEY, JR. LIVING TRUST DATED JUNE 3RD, 2008,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHIBIT A

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 27 day of September, 2022.

John Otey, Jr.

John Otey, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN OTEY, JR.**, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of September 2022.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN OTEY, III**, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of September 2022.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract 1

Being the northerly 7 ½ feet of lot No. 9 and the southerly 27 ½ feet of lot No. 10 on the Map of Bransford Realty company's subdivision of the west half of Block No. 2, Midway, as of record in Book 421, page 74, Register's office for said county, being also property known as 926 29th Avenue North, Nashville, Tennessee, Field Book No. 11W 33505, Map & Parcel no. 92-6-43, on the Tax Assessor's books for Davidson County, Tennessee.

Said parts of lots nos. 9 and 10 front together 35 feet on the easterly side of 29th Avenue North, formerly Fern Street and rund back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Otey, Jr. and John Otey, III, individually, by deed from Jack J. Cohen and Bessie D. Cohen, married, Morris Levine and Leon Gilbert, of record in Book 5575, Page 165, said Register's office.

Tract 2

Land in Davidson County, Tennessee, being Lots 1-7 on the Map of Johnson Brandsford's Subdivision as of record in Book 161, page 123, Register's Office for Davidson County, Tennessee, and part of Lot Number 4 on the plan of the Harding Lytle Tract, as of record in Book 21, page 102, Register's Office of Davidson County, Tennessee, combining Parcels 236-238, 241, 242 and 244 of Map 092-03 of record in the Register's Office of Davidson County, Tennessee.

Beginning at a point in the southerly right-of-way of Jefferson Street, said point being 310.10 feet west of the westerly right-of-way of D.B. Todd Boulevard (18th Avenue North), the common boundary of the Northeast corner of the land now or formerly owned by C.J. Walker et ux of record in Book 4239, page 364, RODC Tennessee and the Northwest corner of the land now or formerly owned by John H. Otey, Jr. of record in Book 10686, page 865, RODC Tennessee; thence with said right-of-way of Jefferson Street N 81 degrees 53'00"E310.10 feet; thence with the westerly right-of-way of D.B. Todd Boulevard (18th Avenue North) S53 degrees 13'01"E 18.20 feet; thence S16 degrees 45'00"E 134.20 feet; thence S20 degrees 56'01"E34.59 feet; thence with the northerly margin of an alley S81 degrees 53'00"W 350.81 feet to a point, said point being the common boundary of the Southeast corner of the land now or formerly owned by C.J. Walker et ux of record in Book 4239, page 364, RODC Tennessee and the Southwest corner of the land now or formerly owned by John H. Otey, Jr. of record in Book 10686, page 865, RODC Tennessee; thence with the easterly line of the Walker property N08 degrees 07'00W 179.25 feet to the point of beginning and containing 1.38 acres more or less.

Being the same property conveyed to Otey's Center, LLC, a Tennessee limited liability company, by Quitclaim Deed from John H. Otey, Jr., individual, of record in Instrument No. 20020206-0016669, said Register's office.

This is improved property commonly known as 1801 Jefferson Street, Nashville, TN 37208.