Karen Johnson Davidson County
Batch# 933666 DEEDQC
10/25/2022 03:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221025-0115777

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

Subscribed and sworn to before me, this the 25th day of October 2022.

Notary Public

My commission expires: 6.20.23

STATE OF TENNESSEE NOTARY PUBLIC ROBIN PATTERSON MAURY COUNTY

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob Giesecke

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Address of New Owner(s) as follows: Public Square, LLC 106 Public Square Gallatin, Tennessee 37066	Send Tax Bills To: New Owner	Map/Parcel Numbers: 082-12-0-346.00; 082-12-0-347.00; 082-12-0-348.00; 082-12-0-349.00; 082-12-0-350.00; 082-12-0-351.00;

[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, ROBERT V.B. POUNDER, III and C.D. POUNDERS, husband and wife, by these presents do hereby quitclaim and convey unto PUBLIC SQUARE, LLC, a Tennessee limited liability company, its successors and assigns, all their 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 931, 933, 935, 937, 939, and 941 Woodland Street, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed effective as of the 24th day of October 2022.

GRANTORS:

ROBERT V.B POUNDERS, III

C.D. POUNDERS

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24 day of October 2022, before me personally appeared Robert V.B. Pounders, III and C.D. Pounders, husband and wife, to me known to the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand and seal, at office in Franklin, TN this the 24 day of October 2022.

NOTARY PUBLIC

My Commission Expires: 11-5-24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024

Exhibit A

Legal Description

LAND SITUATED ON THE NORTH SIDE OF WOODLAND STREET, APPROXIMATELY 132 FEET WEST OF SOUTH TENTH STREET, IN THE 6TH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING ALL OF LOTS 20, 21, 22, 23, 24, AND 25 ON THE PLAN OF MRS. JANE A.M. DAVIS'S ADDITION TO EDGEFIELD, AS RECORDED IN PLAT BOOK 1, PAGE 41, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE AND BEING ALL OF LOTS 9, 10, AND 11 ON THE PLAN OF PAYNES ADDITION TO EDGEFIELD AS RECORDED IN PLAT BOOK 21, PAGE 70, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (FOUND) IN THE NORTHERN RIGHT OF WAY OF WOODLAND STREET, SAID IRON ROD BEING THE SOUTHWEST CORNER OF LOT 11 ON THE PLAN OF MRS. JANE A.M. DAVIS ADDITION TO EDGEFIELD, AND SOUTHEAST CORNER OF SAID LOT 20;

THENCE, WITH THE NORTHERN RIGHT OF WAY OF WOODLAND STREET, S 65°05'31" W A DISTANCE OF 150.00 FEET TO A MAG NAIL (FOUND) AT THE SOUTHWEST CORNER OF SAID LOT 22 AND THE SOUTHEAST CORNER OF LOT 23 ON THE PLAN OF MRS. JANE A.M. DAVIS ADDITION TO EDGEFIELD;
THENCE, CONTINUING WITH THE NORTHERN RIGHT OF WAY OF WOODLAND STREET, S 65°28'03" W OF 300.00 FEET TO A MAG NAIL SET IN THE NORTHERN RIGHT OF WAY OF WOODLAND STREET, SAID MAG NAIL ALSO BEING THE SOUTHWEST CORNER OF LOT 11;

THENCE N 24°31'57" W A DISTANCE OF 170.15 FEET TO A 1/2" IRON ROD (FOUND) IN THE SOUTHERLY RIGHT OF WAY LINE OF ALLEY NO 258 AND BEING THE NORTHWEST CORNER OF SAID LOT 11 AND THE NORTHEAST CORNER OF LOT 12 ON THE PLAN OF PAYNES ADDITION TO EDGEFIELD;
THENCE, WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID ALLEY NO 258, N 65°28'03" E A DISTANCE OF 300.00 FEET TO 1/2" CAPPED REBAR (CIVIC ENG) BEING THE NORTHEAST CORNER OF SAID LOT 23 AND THE NORTHWEST CORNER OF SAID LOT 22 ON THE PLAN OF DAVIS'S ADDITION TO EDGEFIELD;

THENCE, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF SAID ALLEY NO 258, N 65°07'07" E, 150.00 FEET TO A 1/2" IRON ROD FOUND BEING THE NORTHEAST CORNER OF SAID LOT 20;

THENCE SOUTH 24°31'57" EAST, 170.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20, AND THE POINT OF BEGINNING.
CONTAINING 76,561.24 SQ. FT. OR 1.757 ACRES MORE OR LESS.

Being the same property conveyed to Robert V.B. Pounders, III and wife, C.D. Pounders by Quitclaim Deed from James V. Frame, unmarried, of record in Instrument No. 20070706-0080840, in the Register's Office of Davidson County, Tennessee, dated May 20, 1997 and recorded on July 6, 2007.

Being the same property conveyed to Robert V.B. Pounders, III, and wife, C.D. Pounders, and James V. Frame, unmarried, by Warranty Deed from R.J.V.M. Properties, Inc. and Frances B. Pounders, unmarried, of record in book 10423, Page 594, in the Register's Office for Davidson County, Tennessee, dated April 17, 1997 and recorded April 24, 1997.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 October 24, 2022 (date of document).

Affiant Signature

October 24, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY