Karen Johnson Davidson County
Batch# 936618 DEEDQC
11/01/2022 01:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221101-0117914

QUITCLAIM DEED

FROM: THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: 411, LLC to

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
411, LLC to 411 Broadway Nashville, TN 37201	Same	Map 093-6, Alley Number 68

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

C. Mark Carver
Affiant

Sworn to and subscribed before me, this 1st day of November, 2022.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (the "Grantor"), by these presents does quitclaim, transfer and convey unto **411, LLC, a Tennessee limited liability company** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest, including any fee simple interest now or in the future, in a certain tract of land or rights related thereto in Davidson County, Tennessee being Alley Number 68 located between the properties at 411 Broadway and 417 Broadway and extending from Broadway to the rear boundary of those properties in Nashville, Davidson County, Tennessee, as described on Exhibit A attached hereto and incorporated herein by reference.

Grantor may own certain rights to Alley Number 68, located between the real property located at 411 Broadway, Nashville, Tennessee 37201 (Map/Parcel number 09306311100) and the real property located at 417 Broadway, Nashville, Tennessee 37201 (Map/Parcel number 09306311000). Grantor's intent is to convey and surrender with this deed to Grantee any rights of Grantor related to Alley Number 68 that Grantor may have.

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EXHIBIT
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IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 21st day of October, 2022.

GRANTOR: THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY

By: Abraham Wescott
Director of Public Property

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Abraham Wescott, 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 Director of Public Property of The Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainor, and that he as such Director of Public Property being authorized so to do, executed the within instrument for the purposes contained therein, by signing the name of The Metropolitan Government of Nashville and Davidson County, Tennessee.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of October, 2022.

Julie Conn
Notary Public

My Commission Expires: 1/3/2023

JULIE CONN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Being Alley No. 68 located in the 19th Councilmanic District within the Central Business Improvement District, in Metropolitan Nashville-Davidson County, Tennessee. Being generally located on the southerly right-of-way of Broadway, on the north right-of-way of Alley No. 69, west of Fourth Avenue South, and east of 5th Avenue South, and being more particularly described as follows:

BEGINNING at a PK (Old) in the southerly right-of-way of Broadway, at the northwest corner of the 411, LLC property of record in Instrument No. 20220104-0001394, R.O.D.C.

THENCE, with the easterly right-of-way of Alley No. 68, and said 411, LLC property S 27° 14' 17" E, 180.00 feet to a PK (Old) in the Northerly right-of-way of Alley No. 69;

THENCE, with said Northerly right-of-way of Alley No. 69, S 62° 22' 15" W, 11.57 feet to the Westerly right-of-way of said Alley No. 69;

THENCE, said Westerly right-of-way of Alley No. 69, N 27° 36' 10" W, passing a building corner at 26.18 feet, continuing along the face of the building and the Honkey Tonk Circus, LLC property of record in Instrument No. 20200819-093185, R.O.D.C., 153.86 feet, for a total of 180.04 feet to said Southerly right-of-way of Broadway;

THENCE, with said Southerly right-of-way of Broadway N 62° 33' 35" E, 12.72 feet to the POINT OF BEGINNING;

Containing 2,186 Square Feet or 0.05 Acres, more or less.

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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 21, 2022.

11/1/2022
Date

C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of November, 2022.

Notary Public

My Commission Expires: 10/2/2023



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