Karen Johnson Davidson County
Batch# 940563 DEEDQC
11/14/2022 10:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221114-0121140

THIS INSTRUMENT PREPARED BY: **Brandi Norred Maiorino, Esq.** **OTTINGER LAW GROUP, PLLC** **3838 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	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 before me, this 9th day of November, 2022. Notary Public My Commission Expires: July 6, 2026

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
907 Dickerson Partners, LLC 3201 Trevor Street Suite 200 Nashville, TN 37209	New Owner	Tax Map: 82-02 Parcels: 63.00, 64.00, 65.00

QUITCLAIM DEED OF CONSOLIDATION

This Quitclaim Deed of Consolidation is being executed and recorded for the sole purpose of consolidating parcels being the same property conveyed to 907 Dickerson Partners, LLC, by deed of record as Instrument No. 20210810 0107493, and as shown in the attached Exhibit of 907 Dickerson Partners, LLC Property dated 8-02-2022. Parcel ID 08202006300 is to be retained.

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, this Quitclaim Deed of Consolidation, is made and entered into by and between **907 DICKERSON PARTNERS, LLC**, a Tennessee limited liability company, as Grantor, hereunder to itself as Grantee hereunder, for the purpose of consolidating certain tracts as described herein.

WITNESSETH:

For the sole purpose of consolidating certain tracts owned by the aforesaid Grantor into one (1) tract, Grantor does hereby quitclaim, transfer and convey unto itself as Grantee, those certain tracts of real property situated in Davidson County, Tennessee described as the "Unconsolidated Description" on Exhibit A attached hereto and made a part hereof, into one consolidated tract described as the "Consolidated Parcel" on Exhibit B (the "Property"). The Property is subject to all applicable easements and restrictions, recorded and unrecorded.

The Property is improved property known as **907, 917, and 921 Dickerson Pike, Nashville, Davidson County, Tennessee.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of November, 2022.

907 DICKERSON PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Talbott Ottinger
Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Talbott Ottinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of 907 Dickerson Partners, LLC, and he is authorized by to execute this instrument on its behalf.

Witness my hand and official seal, at Nashville, Tennessee, this 9th day of November, 2022.

_____
Notary Public

My Commission Expires: July 6, 2024

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Unconsolidated Description

BOUNDED in general by North Dickerson Road on the west; George D. Gregory on the north; a 12' alley on the east; Said A. Mohammed on the south, and more particularly described as follows:

BEGINNING at a mag nail set in a brass cap in an ancient concrete wall on the east side of North Dickerson Road (35.59' from the center), located N11°14'25"E 130.00' from the north margin of Cleveland Street, also being the northwest corner of Said A. Mohammed (Ref. Instrument #200401114-0005943 R.O.D.C.); thence leaving Mohammed and with the east side of North Dickerson Road N11°14'25"E 277.00' to an iron pin set, the southwest corner of George D. Gregory (Ref. Book 3769, page 437 R.O.D.C.); thence leaving North Dickerson Road and with Gregory's south line S80°31'50"E 150.75' to an iron pin set on the west side of a 12' alley; thence leaving Dickerson and with the west side of said alley S10°30'32"W 276.91' to an iron pin set, the northeast corner of the aforementioned Said A. Mohammed; thence leaving the alley and with Mohammed's north line with an ancient concrete wall N80°31'50"W 154.29' to the POINT OF BEGINNING, containing 0.97 acres, more or less, and being a portion of Webb Investment Company, LTD. II property as recorded in Book 6969, page 206, Register's Office for Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated March 7, 2005.

Being the same property conveyed to RPMSkyline, LLC, a Tennessee limited liability company, by Warranty Deed dated as of June 13, 2019, from TTF Investments, LLC, a Tennessee limited liability company, of record as Instrument No. 20190617-0058272, in the Register's Office of Davidson County, Tennessee.

The above property also being described according to a survey prepared by Clint T. Elliott, TN RLS # 2437, of Clint Elliott Survey, bearing Project ID Dickerson 907-921, dated August 3, 2021 as follows:

BEGINNING at an Iron Rod New set on the western right-of-way of Dickerson Pike (66' ROW), said point also being the Northwest corner of Lot 4 of Sharpe & Horns Second Addition to Northeast Nashville of record in Book 161, Page 53, R.O.D.C.TN.;

THENCE, leaving said lot 4, following said Dickerson Pike, with a curve to the right, said curve having a radius of 5697.22, an arc length of 165.51 feet, a delta of 1 degree 39 minutes 52 seconds and a chord of North 7 degrees 48 minutes 33 seconds east for a distance of 165.50 feet to a point;

THENCE, continuing with said Dickerson Pike, North 8 degrees 38 minutes 29 seconds East for a distance of 110.31 feet to an Iron Rod (new) being the southwest corner of the Gregory Legacy Properties as of record in QC-20161299-0136977 R.O.D.C.TN.;

THENCE, leaving said Dickerson Pike, following said Gregory Legacy Properties, South 83 degrees 35 minutes 07 seconds east for a distance of 152.80 feet to an Iron Rod (new) set on the west side of Metro Alley # 309;

THENCE, leaving said Gregory Legacy Properties, following said Alley, South 6 degrees 35 minutes 29 seconds west for a distance of 275.56 feet to an Iron Rod (old) being the southeast corner of said lot 3;

THENCE, leaving said Alley, following said lot 3, North 83 degrees 37 minutes 47 seconds west for a distance of 160.26 feet to the point of beginning;

Containing 43,342 ± square feet or 0.995 acres more or less.

Being the same property conveyed to 907 Dickerson Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from RPMSkyline, LLC, a Tennessee limited liability company, of record as Instrument No. 20210810-0107493, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Consolidated Description

Being a tract of land lying in Nashville, Davidson County, Tennessee of record in Instrument No. 20210810 0107493;

Beginning at the southeastern corner of the property at parcel ID 08202006500;

Thence continuing along the southerly property line of parcel 08202006500 with bearing north 83 deg 37 min 47 sec west, 160.26 feet to a point in the southerly right-of-way line of Dickerson Pike; thence along the easterly right-of-way line of Dickerson Pike for the following calls; a curve to the right having a radius of 5697.22 feet, a curve length of 165.51 feet and a chord bearing and distance of north 07 deg 48 min 33 sec east, 165.50 feet to a point; thence north 08 deg 38 min 20 sec east, 110.31 feet to a point (being the northwestern property corner of parcel 08202006300); thence south 83 deg 35 min 7 sec east, 152.80 feet to a point in the westerly right-of-way line of Alley 309; thence, with the westerly right-of-way line of Alley 309, south 06 deg 35 min 29 sec west, 275.56 feet to the point of beginning; containing 43,341 square feet or 0.99 acres, more or less;

Being the same property conveyed to 907 Dickerson Partners, LLC of record in Instrument Number 20210810 0107493.

Certificate of Authenticity

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Talbott P. Ottinger

November 14, 2022

Date

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-3-2023

LINDA L MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023