Karen Johnson Davidson County
Batch# 943073 DEEDQC
11/18/2022 03:34:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20221118-0122840

3rd

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	09216004300	Same
This instrument prepared by: **David L. Kleinfelter, Esq.** **Reno & Cavanaugh, PLLC** **424 Church Street, Suite 2910** **Nashville, TN 37209**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 DOLLARS ($0.00) and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Not Trump LLC**, a Tennessee limited liability company owning an twenty-one and 10/100 percent (21.10%) undivided interest, **Haut et Bas LLC**, a Tennessee limited liability company owning an twenty-two and 79/100 percent (22.79%) undivided interest, **Knotly Holdings II, LLC**, a Tennessee limited liability company owning an twenty-two and 78/100 percent (22.78%) undivided interest, **Town Square II, LLC**, a Tennessee limited liability company owning an twenty-two and 78/100 percent (22.78%), and **Zeniqay, LLC**, a Missouri limited liability company owning an ten and 55/100 percent (10.55%) undivided interest (collectively, "**Grantor**"), do hereby quitclaim, transfer and convey unto **VANDERBILT UNIVERSITY**, a Tennessee nonprofit corporation ("***Grantee***"), Grantee's representatives, successors, and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This is improved property known as 2019 West End Avenue, Nashville, Davidson County, Tennessee 37203.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the 17 day of November, 2022.

GRANTOR:

Not Trump LLC,
a Tennessee limited liability company

By: _____
Jonathan B. Pennington, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Jonathan B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Not Trump LLC, a Tennessee limited liability company, the within named bargainor, and that he as Manager executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 16th day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 6, 2026

[*Grantor's Signatures Continue on Following Page*]

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the 17 day of November, 2022.

GRANTOR:

Haut et Bas LLC,
a Tennessee limited liability company

By: _____
Jonathan B. Pennington, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Jonathan B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Haut et Bas LLC, a Tennessee limited liability company, the within named bargainor, and that he as President executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 16th day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 4, 2024

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the 17 day of November, 2022.

GRANTOR:

Knotly Holdings II, LLC,
a Tennessee limited liability company

By: _____
Jonathan B. Pennington, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Jonathan B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Knotly Holdings II, LLC, a Tennessee limited liability company, the within named bargainor, and that he as President executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 16th day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 6, 2024

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the 17 day of November, 2022.

GRANTOR:

Town Square II, LLC,
a Tennessee limited liability company

By: _____
Jonathan B. Pennington, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Jonathan B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Town Square II, LLC, a Tennessee limited liability company, the within named bargainor, and that he as President executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 16th day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 6, 2026

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the 17 day of November, 2022.

GRANTOR:

Zeniqay, LLC,
a Missouri limited liability company

By:_____
Jonathan B. Pennington, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Jonathan B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Representative of Zeniqay, LLC, a Missouri limited liability company, the within named bargainor, and that he as Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 16th day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 6, 2024

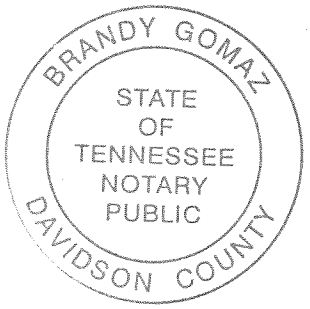
BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $0.00.

Affiant

Sworn to and subscribed before me this 18th day of November, 2022.



Brandy Gomaz
Notary Public

My Commission Expires: 5-5-25

EXHIBIT A
LEGAL DESCRIPTION

Being a tract of land lying in the 19th Council District of Davidson County, Nashville, Tennessee, and being Lot 11, and portions of Lot 10 and Lot 12 of Boyd Home Tract as recorded in Plat Book 161, Page 42, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the north by the southern right of way (ROW) of West End Avenue (State Route 1, U. S. Highway 70S), bounded on the east by Cathedral of the Incarnation Catholic Church Instrument, Number 20090312-0022512, RODC, bounded on the south by the northern ROW of Alley #383, and bounded on the west by the eastern ROW of 21st Avenue South. Said tract being more particularly described as follows:

POINT OF BEGINNING being a set point lying on the southeast ROW intersection of said 21st Avenue South and said West End Avenue and being the northwest corner of said Lot 12; thence along said southern ROW of West End Avenue North 59°25'12" East 108.47 feet to a set point; thence leaving said ROW of West End Avenue and along the common line of said Cathedral of the Incarnation Catholic Church South 30°56'06" East 160.00 feet to a set point lying on said northern ROW of Alley #383; thence along said ROW of Alley #383 South 59°25'12" West 139.66 feet to a set point lying on said eastern ROW of 21st Avenue South; thence along said ROW of 21st Avenue South with the following: North 30°56'06" West 128.81 feet to a set point; thence with a curve to the right having an arc length of 48.89 feet, a central angle of 90°21'17", a radius of 31.00 feet, and having a chord bearing and distance of North 14°14'33" East 43.98 feet to the point of beginning.

Tract contains 22,137 square feet or 0.51 acres.
Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to **Not Trump LLC**, a Tennessee limited liability company owning an twenty-one and 10/100 percent (21.10%) undivided interest, **Haut et Bas LLC**, a Tennessee limited liability company owning an twenty-two and 79/100 percent (22.79%) undivided interest, **Knotly Holdings II, LLC**, a Tennessee limited liability company owning an twenty-two and 78/100 percent (22.78%) undivided interest, **Town Square II, LLC**, a Tennessee limited liability company owning an twenty-two and 78/100 percent (22.78%), and **Zeniqay, LLC**, a Missouri limited liability company owning an ten and 55/100 percent (10.55%) undivided interest, as tenants in common by Quitclaim Deed from **Striding Purposefully, LLC**, a Tennessee limited liability company and **Edna Properties, LLC**, a Tennessee limited liability company of record in Instrument No. 202211180122838 Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 11/16/2022 (date of document).

Affiant Signature

11/18/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

