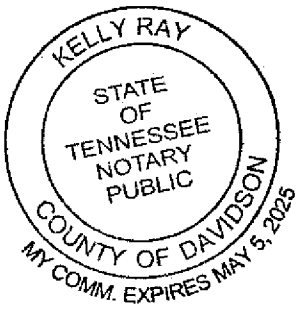
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Septebmer, 2022.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
901 Buchanan Development Partners	Same as Owner	081-12-0-028.00
(NAME)	(NAME)	081-12-0-029.00
2002 Richard Jones Rd., Suite C-200		081-12-0-030.00
(ADDRESS)	(ADDRESS)	081-12-0-031.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **901 BUCHANAN PARTNERS, LLC,** a Tennessee limited liability company (the "**Grantor**"), by these presents do hereby quitclaim, transfer and convey to **901 BUCHANAN DEVELOPMENT PARTNERS**, a Tennessee general partnership (the "**Grantee**"), its successors and assigns, all of its right, title, and interest in and to those certain parcels of real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein (the "**Property**").

This is improved property located at 1707, 1709, 1711 9th Avenue North, and 901 Buchanan Street, Nashville, Tennessee 37208.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of title to the property.

Karen Johnson Davidson County
Batch# 943394 DEEDQC
11/21/2022 02:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221121-0123364

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed effective as of March 1, 2022.

GRANTOR:

901 BUCHANAN PARTNERS, LLC,
a Tennessee limited liability company

By: BPI Crabtree Family Investments II, LLC,
Its Managing Member

By: BPI Crabtree Family Investments, LLC,
Its Managing Member

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of BPI Crabtree Family Investments, LLC, the Managing Member of BPI Crabtree Family Investments II, LLC , the Managing Member of 901 BUCHANAN PARTNERS, LLC, a Tennessee limited liability company, the within named Grantor, and being duly authorized, executed the foregoing instrument for the purposes therein contained as the President of the Managing Member of the Managing Member of the Grantor.

WITNESS my hand, at office, this 27th day of September 2022.

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 09-09-2025

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot Nos. 206-208 on the Map of the Town of McGavock, of record in Book 21, Page 23, being more particularly described as follows:

Tract 1:

Map 81-12 Parcel 28.00

BEING A TRACT OF LAND IN THE 21ST DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT 208 ON MCGAVOCK'S AND WETMORE'S FIRST ADDITION TO NASHVILLE, TENNESSEE, OF RECORD IN PLAT BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN MARGIN OF BUCHANAN STREET;

THENCE N 85°34'41" E 7.29'TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 38.27', A RADIUS OF 541.96', A CHORD BEARING N 87°35'17" E 38.26' TO AN IRON PIN SET;

THENCE S 02°13'56" W 143.23' TO AN IRON PIN SET;

THENCE S 84°50'11" W 41.88' TO AN IRON PIN SET;

THENCE N 00°42'38" E 144.73' TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 6277.44 SQUARE FEET OR 0.14 ACRES MORE OR LESS

Tract 2:

Map 81-12 Parcel 29.00

BEING A TRACT OF LAND IN THE 21ST DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT 207 ON MCGAVOCK'S AND WETMORE'S FIRST ADDITION TO NASHVILLE, TENNESSEE, OF RECORD IN PLAT BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE MOST NORTHWESTERLY PART OF THREE LOTS ON THE PLAN OF THE SUBDIVISION OF LOT NOS. 206 AND 207 OF RECORD IN BOOK 421, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, LESS THAT PORTION CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 4224, PAGE 327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF BUCHANAN STREET;

THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 25.10', A RADIUS OF 541.96', A CHORD BEARING S 89°03'45" E 25.10' AN IRON PIN SET;

THENCE S 71°56'10" E 39.27'TO AN IRON PIN SET;

THENCE S 16°12'11" W 166.15'TO AN IRON PIN SET;

THENCE N 63°19'43" W 25.00'TO AN IRON PIN SET;

THENCE N 02°13'56" E 17.81'TO AN IRON PIN SET;

THENCE N 02°13'56" E 143.23'TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 7252.47 SQUARE FEET OR 0.17 ACRES MORE OR LESS

Tract 3:

Map 81-12 Parcel 30.00

BEING A TRACT OF LAND IN THE 21ST DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS 206 AND 207 ON MCGAVOCK'S AND WETMORE'S FIRST ADDITION TO NASHVILLE, TENNESSEE, OF RECORD IN PLAT BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE MIDDLE LOT OF THE THREE LOTS ON THE PLAN OF THE SUBDIVISION OF LOT NOS. 206 AND 207 OF RECORD IN BOOK 421, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF 9TH AVENUE NORTH;

THENCE S 71°42'09" E 27.25' TO AN IRON PIN SET;

THENCE S 47°23'14" E 55.16' TO AN IRON PIN SET;

THENCE S 40°07'35" W 73.00' TO AN IRON PIN SET;

THENCE S 33°34'08" W 81.80' TO AN IRON PIN SET;

THENCE N 63°19'43" W 23.00' TO AN IRON PIN SET;

THENCE N 16°12'11" E 166.15' TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 8085.38 SQUARE FEET OR 0.19 ACRES MORE OR LESS

Tract 4:

Map 81-12 Parcel 31.00

BEING A TRACT OF LAND IN THE 21ST DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS 206 AND 207 ON MCGAVOCK'S AND WETMORE'S FIRST ADDITION TO NASHVILLE, TENNESSEE, OF RECORD IN PLAT BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE MOST SOUTHERLY OF THE THREE LOTS ON THE PLAN OF THE SUBDIVISION OF LOT NOS. 206 AND 207 OF RECORD IN BOOK 421, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF 9TH AVENUE NORTH;

THENCE S 47°23'14" E 45.50' TO AN IRON PIN SET;

THENCE S 42°40'57" W 150.00' TO AN IRON PIN SET;

THENCE N 54°36'54" W 29.53' TO AN IRON PIN SET;

THENCE N 33°34'08" E 81.80' TO AN IRON PIN SET;

THENCE N 40°07'35" E 73.00' TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 6034.56 SQUARE FEET OR 0.14 ACRES MORE OR LESS

Being the same property conveyed to 901 BUCHANAN PARTNERS, LLC, a Tennessee general partnership, from Venture Properties and Chan McCullough, Trustee, and Nancy Ryans, Co-Trustee of the Talton Williams 1997 Marital Trust, by Warranty Deed dated June 14, 2019, of record as Instrument No. 20190619-0059200, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 September 26, 2022.

Signature

Date: September 26, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 26 day of September, 2022 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025