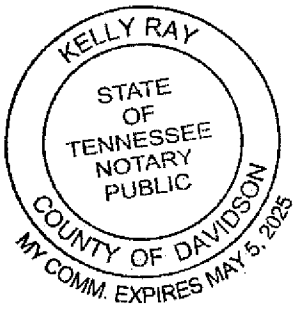
# QUITCLAIM DEED




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 September 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 | 081-12-0-032.00 |
| (NAME) 2002 Richard Jones Rd., Suite C-200 | (NAME) | |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) | |
| (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, **JFM 1705 9TH AVENUE NORTH LLC and PWM 1705 9TH AVENUE NORTH LLC, tenants in common** (collectively, 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 their right, title, and interest in and to that certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein (the "**Property**").

This is improved property located at 1705 9th Avenue North, 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
20221121-0123367

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

**GRANTORS:**

**JFM 1705 9TH AVENUE NORTH LLC**

By: _____
James F. Munro, Member

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared James F. Munro, 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 member of JFM 1705 9TH AVENUE NORTH LLC, a Tennessee limited liability company, the within named Grantor, and being duly authorized, executed the foregoing instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: 07-07-2025

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

**GRANTORS:**

**PWM 1705 9TH AVENUE NORTH LLC**

By: Patricia W Munro
Patricia W. Munro, Member

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Patricia W. Munro ,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the member of JFM 1705 9TH AVENUE NORTH LLC, a Tennessee limited liability company, the within named Grantor, and being duly authorized, executed the foregoing instrument for the purposes therein contained.

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

Delsa J. Carter
Notary Public

My Commission Expires: 07-07-2025

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

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of McGavock's Town North Nashville of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Said Lot No. 205 front on the Southwesterly side of 9th Avenue North and extends back between parallel line 150 feet to an alley.

Being the same property conveyed to JFM 1705 9TH AVENUE NORTH LLC, a 50% undivided interest, and PWM 1705 9TH AVENUE NORTH LLC, a 50% undivided interest, from Hannah Pointer Rutherford, widowed, by Warranty Deed dated November 3, 2016, of record as Instrument No. 20161107-0117481, 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