Karen Johnson Davidson County
Batch# 944096 DEEDQC
11/22/2022 12:23:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221122-0123686

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Cowan Street Holdings, LLC 55 Music Square East. Suite B Nashville, Tennessee 37203-4324	SAME	08206007400

This instrument prepared by:
WALLER LANSDEN DORTCH & DAVIS, LLP, Robert R. Campbell, Jr., Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2022.

LINDA J. BOGGESS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

NOTARY PUBLIC

My Commission Expires: 3-3-2026

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, MUSIC ROW PROPERTIES, L.P., a Tennessee limited partnership ("Grantor") does hereby quitclaim and convey unto COWAN STREET HOLDINGS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest, in and to the following described land in Davidson County, Tennessee:

Land in Nashville, Davidson County, Tennessee, being all of the property as described in Instrument Number 20120313-0021668 as recorded in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at the Northwest corner of herein described tract, said being an old iron rod defining the East Right-of-Way of Cowan Street (60 foot Right-of-Way) and being a common corner with HHKW PROPERTIES, LLC as recorded in Instrument Number 20140218-0013754 in the Register's Office of Davidson County, Tennessee;

Thence, leaving said Right-of-Way, SOUTH 83 DEGREES 10 MINUTES 15 SECONDS EAST, 219.72 Feet to the Right-of-Way of Interstate 24;

Thence, with said Right-of-Way, SOUTH 08 DEGREES 05 MINUTES 45 SECONDS EAST, 199.29 Feet to a common corner with HHKW PROPERTIES, LLC as recorded in Instrument Number 20090318-0024471 in the Register's Office of Davidson County, Tennessee;

Thence, SOUTH 80 DEGREES 10 MINUTES 15 SECONDS WEST, 204.57 Feet to the East Right-of-Way of said Cowan Street;

Thence, with said Cowan Street, NORTH 09 DEGREES 48 MINUTES 26 SECONDS WEST, 262.18 Feet to the point of beginning and having an area of 47,973 Square Feet or 1.10 Acres.

Being the same property conveyed to Music Row Properties, L.P. by deed of record in Instrument Number 20180928-0096596, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of November, 2022.

GRANTOR:

MUSIC ROW PROPERTIES, L.P., a Tennessee limited partnership

By: CADEN HOLDINGS, LLC, a Tennessee limited liability company, its general partner

By:_____
James W. Caden, Jr., Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, James W. Caden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Caden Holdings, LLC, the general partner of Music Row Properties, L.P., a Tennessee partnership, and is authorized to execute this instrument on behalf of the company.

WITNESS my hand and seal at office this 18th day of November, 2022.

Nancy Norman
Notary Public

My Commission Expires: 5.9.26

