QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 947365 DEEDQC
12/05/2022 11:32:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20221205-0126702

JM-WG-22-2500-0

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 THE 2nd DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2500 W. Heiman, LP, a Tennessee limited partnership	**New Owner**	
(NAME)	(NAME)	08100003400 08100003300 08100003500 08100003600
501 Commerce St., Ste. 1650,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **M2 DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **2500 W. HEIMAN, LP, A TENNESSEE LIMITED PARTNERSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I: Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Georgia Industrial Realty Company's North Nashville Property of record in Book 421, Page 188, said Register's Office, to which reference is hereby made for a more particular description thereof.

Included but expressly excluded from the above described premises is property conveyed and described in Book 2338, Page 570, Book 2338, Page 587, Book 2436, Page 93, and Book 3253, Page 17, as of record in the Register's Office for a more complete description.

Tract II: Certain tract of lands situated and being in the County of Davidson, State of Tennessee, more fully described as follows:

Being part of Lot 3 as shown on the Map of Georgia Industrial Realty Company's North Nashville Property of record in Book 421, Page 188, Register's Office for said County, and described according to a survey made by James A. Hamilton, Jr. Surveyor, dated December 6, as revised December 12, 1961, as follows:

Beginning at an iron pin in the North margin of Heiman Street (formerly Bosley Road) at the common corner of Lot Numbers 3 and 4, said plat; thence along the line between said Lots 3 and 4, North 13 degrees 00 minutes West 96 feet to a concrete monument thence continuing along the line between Lot Numbers 3 and 25, said plat, North 13 degrees 00 minutes West 507.87 feet to an iron pin; thence continuing with the line between said Lots 3 and 25, North 40 degrees 33 minutes West 438.90 feet to an iron pin at the North corner of Lot 3; thence along the line between said Lots 2 and 3, South 13 degrees 00 minutes East 793 feet to an iron pin located 200 feet North of Heiman Street; thence North 77 degrees 00 minutes East 153 feet to an iron pin; thence South 13 degrees 00 minutes East 200 feet to an iron pin in the North margin of Heiman Street; thence with the North margin of Heiman Street, North 77 degrees East 50 feet to the point of beginning.

Tract III: Real estate situated near the City of Nashville, County of Davidson and State of Tennessee, and lying and being immediately North of the Bosley Road West of the right of way of the Tennessee Central Railroad, more particularly described as follows, to-wit:

Beginning at a point 47.5 feet (measured along Bosley Road) West of the West line of right of way of Tennessee Central Railroad, and 7 feet from the center line of the so called elevator tract, and run thence with said Bosley Road South 77 degrees West 549.5 feet to the East line of Lot No. 3 of Subdivision of Georgia Industrial Realty Company's property according to survey of W.B. Southgate, made in December, 1921, of record in the office of the Register of Davidson County, Tennessee; thence North 13 degrees with the said East line of said Lot No. 3,

96 feet, more or less, to a point 19 feet North of the center line of a spur tract; thence North 77 degrees East, parallel with and 19 feet North of the center line of said spur tract, 274 feet; thence continuing in an Easterly direction by a curve to the right with a radius of 637.3 feet a distance of 189 feet, more or less, to a point which is 7 feet West of the center line of the so called elevator tract; thence Southeastwardly parallel with and at all points 7 feet West of the center line of said elevator tract 112 feet, more or less, to the beginning, said parcel of land containing 1.05 acres, more or less.

Tract IV: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land being a part of Lot 25 as shown on the Map of Georgia Industrial Realty Company's Property in the City of Nashville, Davidson County, Tennessee and lying immediately North of West Heimann Street (formerly Bosley Road) and West of the right of way of the Cheatham County Rail Authority Railroad, and being more particularly described as follows: Beginning at a found iron rod in the North margin of West Heiman Street (formerly Bosley Road), said iron rod being the most Eastern corner of the Mrs. Bess Rosenblum Bubis property as recorded in Deed Book 5097, page 712, in the R.O.D.C. thence; North 65 degrees 13 minutes 16 seconds West along the Northern line of said Bubis property for a distance of 112.15 feet to a set iron rod with cap, thence; Along a curve to the left along the Northern line of said Bubis property for a distance of 189.00 feet to a found iron rod, said curve having a radius of 637.30 feet, a chord bearing South 85 degrees 59 minutes 42 seconds West, a chord distance of 188.31 feet, thence; South 77 degrees 27 minutes 32 seconds West along the Northern line of said Bubis property for a distance of 274.07 feet measured (274.00 feet deed) to a found iron rod at the Northwest corner of said Bubis property; and the Southwest corner of this tract, thence; North 12 degrees 32 minutes 49 seconds West along the Eastern line of the Marvin R. Bubis and Bese M. Bubis property as of record in Deed Book 4478, page 871, in the R.O.D.C. for a distance of 510.88 feet measured (507.87 deed) to a found railroad spike, thence; North 40 degrees 00 minutes 00 sec West along the North Western line of said Bubis property for a distance of 219.17 feet to a found iron rod at the Southwest corner of the Metropolitan Development and Housing Agency property as recorded in Deed Book 8496, page 190, in the R.O.D.C., thence; North 50 degrees 10 minutes 33 seconds East along the Southern line of said Metropolitan property for a distance of 250.00 feet to a set iron rod with cap and the West right of way for the Cheatham County Rail Authority Railroad, thence; South 40 degrees 00 minutes 00 seconds East along the said West right of way line for a distance of 1,032.17 feet to a set iron rod with cap in the North margin of said West Heiman Street, thence; South 77 degrees 27 minutes 32 seconds West along the North margin of said West Heiman Street a distance of 47.55 feet measured (47.5 feet Deed Book 5097, page 712) to the Point of Beginning, containing 6.70 acres, more or less, according to a survey dated April 2, 2002, by R. Lamar Bullock, Tennessee Registered Land Surveyor #2076, and of record as Instrument No. 20040311-0028173, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M2 Development Partners, LLC, a Florida limited liability company of record in 20221205-0126701, Register's Office for Davidson, Tennessee.

Witness my/our hand(s) this the 1 day of December, 2022.

M2 Development Partners, LLC

BY: _____
Edward Tinsley, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD TINSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of M2 Development Partners, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1 day of December, 2022.

_____
Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212