Karen Johnson Davidson County
Batch# 961720 DEEDQC
01/17/2023 01:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230117-0003745

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
800 MAIN HOLDINGS, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attn: Adam Leibowitz	Map/Parcel No. 08216001800	Same Address as New Owner
This instrument prepared by: David A. Rutter, Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company (the "Grantor"), by these presents hereby quitclaims to 800 MAIN HOLDINGS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee and described in Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 800 Main Street, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 31st day of December, 2022.

Notary Public
My Commission Expires: 10/2/2023

JESSICA UPCHURCH
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective as of the 31st day of December, 2022.

GRANTOR:

800 Main Development Partners, LLC

By: _____
Name: Andy Neuman
Title: Owner/Sec

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Andy Neuman to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself/herself to be the Secretary of 800 Main Development Partners, LLC, a Tennessee limited liability company, and being authorized to do so, he/she executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as such Secretary.

Witness my hand and seal at office in the aforesaid state and county this 30 day of December, 2022.

_____
Notary Public

My Commission Expires: 10/2/23

JESSICA CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

EXHIBIT A

DESCRIPTION OF PROPERTY

Being a tract of land in Nashville, Tennessee, lying in the 6th Councilmatic District of Davidson County. Bounded on the north by the southern Right of Way (ROW) of Main Street and the southern (ROW) of Alley #258; bounded on the east by Alley #258 (east end) and by Ted R. Helm, as recorded in Instrument Number 200108080085599, Registers Office of Davidson County (RODC); bounded on the south by the northern ROW of Woodland Street; and bounded on the west by Lot 1 of the Resubdivision of East Nashville Properties as recorded in instrument number 201307010067309, RODC, also being the East Nashville Properties, as recorded in Instrument Number 201307010067309, RODC, and by Alley #258 (west end). Being Lots 9 through 26 of the Plan of Barrow's Addition to Edgefield of record in Plan Book 1, Page 13, Chancery Court, Lots 11 through 18 and part of 19, of the Plan of Hobson and Wheless, Second Addition to Edgefield, as recorded in Book 21, Page 21, RODC, and portions of now closed Rights of Way of South 8th Street and Alley #258 as per Substitute Bill Numbers 66-855 and 68-412. Tract being described as follows:

Beginning at a point lying on the intersection of said southern ROW (80' wide) of Main Street and said ROW (width varies) of Alley #258 (west end); thence along said ROW of Main Street N65°06'22"E 405.38' to a point lying on said ROW (width varies) of Alley #258 (east end); thence along said ROW of Alley #258 with the following: on a curve to the right having a length of 31.33', a radius of 20.00', an interior angle of 89°44'29", and having a chord bearing and distance of S70°01'23"E, 28.22', to a point; thence S25°09'09"E, 99.06', to a point; thence on a curve to the right having a length of 7.17', a radius of 10.00', an interior angle of 41°05'40", and having a chord bearing and distance of S04°36'19"E 7.02' to a point; thence on a curve to the left having a length of 68.50', a radius of 30.00', an interior angle of 130°49'02", and having a chord bearing and distance of S49°28'00"E 54.56' to a found 5/8" iron rod; thence leaving said ROW of Alley #258 S25°09'09"E 170.01' to a found concrete monument lying on said northern ROW (50' wide) of Woodland Street, said monument being the southeast corner of the tract being described; thence along said ROW of Woodland Street S65°07'29"W 486.30' to a point, said point being the southwest corner of the tract being described and being the southeast corner of said lot 1; thence leaving said ROW of Woodland Street with the common line of said Lot 1 N24°53'19"W 170.01' to a point lying on said ROW (width varies) of Alley #258 (west end); thence along said ROW of Alley #258 with the following: on a curve to the left having a length of 68.95', a radius of 30.00', an interior angle of 131°41'12", and having a chord bearing and distance of N00°43'07"W, 54.75', to a point; thence on a curve to the right having a length of 7.23', a radius of 10.00', an interior angle of 41°24'34", and having a chord bearing and distance of N45°51'26"W 7.07' to a point; thence N25°09'09"W 98.38' to a point; thence on a curve to the right having a length of 31.51', a radius of 20.00', and interior angle of 90°15'31", and having a chord bearing and distance of N19°58'37"E, 28.35', to the true and actual point of beginning.

Containing 159,901 square feet or 3.67 acres.

Being a portion of the same property conveyed to 800 Main Development Partners, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument No. 20110505-0034573, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John Grant, 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 12/30/22.

Date

Affiant Signature

1/17/23

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of January, 2023.

Notary's Signature

My Commission Expires: 1/8/24

Date

Notary's Seal (if on paper)

STEPHANIE G. COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024