Karen Johnson Davidson County
Batch# 964457 DEEDQC
01/25/2023 02:41:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230125-0005771

FROM: MULTI-NATIONAL BUSINESS DEVELOPMENT, LLC, a Tennessee limited liability company, and SPR I, LLC, a Tennessee limited liability company

TO: VANDERBILT UNIVERSITY, a Tennessee nonprofit corporation

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	104-02-0-392.00 104-02-0-381.00 104-02-0-393.00 104-02-0-382.00	Same
This instrument prepared by: Philip F. Head, Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2023.

Notary Public

My Comm. Expires: 5-5-25

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **MULTI-NATIONAL BUSINESS DEVELOPMENT, LLC**, a Tennessee limited liability company, and **SPR I, LLC**, a Tennessee limited liability company, hereinafter together called "Grantor," by these presents, does hereby quitclaim and convey all its right, title and interest to **VANDERBILT UNIVERSITY**, a Tennessee nonprofit corporation, hereinafter called "Grantee", its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is improved property known as 115 29th Avenue South, 114 30th Avenue South, 113 29th Avenue South and 116 30th Avenue South, Nashville, Tennessee 37212.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of January 25, 2023.

GRANTOR:

MULTI-NATIONAL BUSINESS DEVELOPMENT, LLC, a Tennessee limited liability company
By: Elizabeth S. Courtney
Name: Elizabeth S. Courtney
Title: Authorized Officer

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Elizabeth Courtney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Authorized Officer of MULTI-NATIONAL BUSINESS DEVELOPMENT, LLC, the within bargainor, a Tennessee limited liability company, and that she as such Authorized Officer, and being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Authorized Officer.

Witness my hand, at office, this 23rd day of January, 2023.

Katherine L. Coble
Notary Public
My Commission Expires: 3-3-2026

KATHERINE L. COBLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

4863-0607-5466

[Signature Page to Quitclaim Deed]

SPR I, LLC, a Tennessee limited liability company

By: Elizabeth S Courtney
Name: Elizabeth S. Courtney
Title: Member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Elizabeth Courtney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Member of SPR I, LLC, the within bargainor, a Tennessee limited liability company, and that she as such Member, and being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Member.

Witness my hand, at office, this 23 day of January, 2023.

Katherine L. Coble
Notary Public

My Commission Expires: 3-3-2026

KATHERINE L. COBLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

4863-0607-5466

EXHIBIT A

The Property

Tracts 1 & 3

Being a tract of land lying in the 20th Council District of Davidson County, Nashville, Tennessee, and being Lots 23, 24 and 25 of Plan of John H. Williams, Jr. Subdivison of Lot No. 55 In the Boyd Cockrill Spring Tract as recorded in Plat Book 161, Page 77, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the south by the northern right of way (ROW) of Alley #969, bounded on the west by the eastern ROW of Alley #916, bounded on the north by Lagasse Properties, LLC as recorded in Instrument Number 20140626-0056144, RODC, and bounded on the east by the western ROW of 29th Avenue South. Said tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the southeast ROW intersection of said Alley #969 and said 29th Avenue South; thence with said northern ROW of Alley #969 South 59°34'57" West 136.32 feet to a point; thence leaving said ROW of Alley #969 and with said eastern ROW of Alley #916 North 31°33'48" West 150.00 feet to a found p.k. with "CHERRY" washer; thence leaving said ROW of Alley #916 and with the common line of said Lagasse Properties, LLC North 59°34'57" East 136.89 feet to a point; thence leaving said common line and with said western ROW of 29th Avenue South, South 31°20'38" East 149.99 feet to the point of beginning.

Tract contains 20,487 square feet or 0.47 acres.

Bearings based on Tennessee State Plane Coordinate System.

Tracts 2 & 4

Being a tract of land lying in the 20th Council District of Davidson County, Nashville, Tennessee, and being Lot 1 of Plan of Badger-Bogle Subdivision as recorded in Plat Book 5190, Page 616, Register's Office of Davidson County, Tennessee (RODC) and Lot 2 of Plan of Henry George's Subdivision of Part of Lot No. 56 of the Boyd Cockrill Spring Tract as recorded in Plat Book 161, Page 171, RODC. Said tract being bounded on the west by the eastern right of way (ROW) of 30th Avenue South, bounded on the north by Jonathan Harris and Karen Harris as recorded in Instrument Number 20160502-0042798, RODC, bounded on the east by the western ROW of Alley #916, and bounded on the south by Rhonda R. Hicks as recorded in Instrument Number 20180717-0069500, RODC. Said Tract being more particularly described as follows:

POINT OF BEGINNING being a found a ½" iron rod lying on said eastern ROW of 30th Avenue South, being ±280 feet north of the centerline intersection of said 30th Avenue South and Vanderbilt Place, and being the northwest corner of said SPR 1, LLC; thence with said eastern ROW of 30th Avenue South North 31°30'16" West 145.41 feet to a found concrete monument; thence leaving said ROW of 30th Avenue South and with the common line of said Harris North 59°37'54" East 127.66 feet to a point lying on said western ROW of Alley #916; thence with said ROW of Alley #916 South 31°33'48" East 144.98 feet to a found p.k. nail with "CHERRY" washer; thence leaving said ROW of Alley #916 and with the common line of said Hicks South 59°26'20" West 127.80 feet to the point of beginning.

Tract contains 18,543 square feet or 0.43 acres.

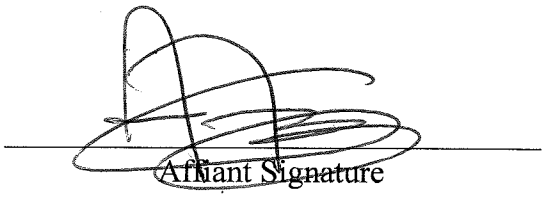
Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Multi-National Business Development, LLC by deeds of record in Instrument No. 20050705-0076867, Book 11414, Page 547, as re-recorded in Book 11425, Page 769, and Instrument No. 20000908-0089268, Register's Office for Davidson County, Tennessee, and to SPR I, LLC by deed of record in Instrument No. 20170616-0060627, as corrected in Instrument No. _____202301250005768_____, Register's Office for Davidson County, Tennessee.

Exhibit A

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 January 25, 2023 (date of document).



Affiant Signature

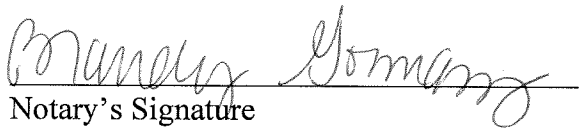
January 25, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of January, 2023.



Notary's Signature

My Commission Expires: 5-5-25

