Karen Johnson Davidson County
Batch# 969503 DEEDQC
02/10/2023 01:51:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20230210-0009965

Certificate of Authenticity

I, Daniel A. Merlin, 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 February 10, 2023.

Date

Affiant Signature

2/10/23

Date

State of North Carolina

County of Mecklenburg

Sworn to and subscribed before me this 10 day of February, 2023.

Notary's Signature

My Commission Expires: 9/6/2026

Date

Notary's Seal (if on paper)

DANA D. CRAIG
NOTARY PUBLIC
MECKLENBURG COUNTY, NC

This instrument prepared by: Alexander Ricks PLLC 1420 E. 7th Street, Suite 100 Charlotte, NC 28204	Return Recorded Document to: Alexander Ricks PLLC 1420 E. 7th Street, Suite 100 Charlotte, NC 28204

New Owner: JJD, LLC 631 Hamilton Avenue Nashville, TN 37203	Send Tax Bills To: **Same**	Map & Parcel: Map/Parcel: 105-06-0-581.00

QUITCLAIM DEED

THE STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON

625 HAMILTON LP, a Delaware limited partnership (called "Grantor"), in consideration of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration in hand paid by **JJD, LLC**, a Tennessee limited liability company, whose address is 631 Hamilton Avenue, Nashville, Tennessee 37203 (called "Grantee"), the receipt and sufficiency of which are acknowledged and confessed, has bargained, sold, remised, released and QUITCLAIMED, and by these presents does bargain, sell, remise, release and QUITCLAIMS unto Grantee, all of its right, title and interest in and to the real property in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof for all purposes, together with (i) all and singular, all of Grantor's right, title and interest in all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in any land lying in the bed of any streets, roads or avenues opened or proposed, in front of or adjoining such premises, to the center line thereof and to any unpaid awards for any taking by condemnation or any damage to the Property by reason of a changes of grade of any streets or highways, (ii) all of Grantor's right, title and interest in all improvements and buildings on such real property, and (iii) all of Grantor's right, title and interest in all fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (said real property, together with such rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property").

GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO TITLE OF THE PROPERTY CONVEYED HEREUNDER.

[SIGNATURE ON FOLLOWING PAGE]

Executed as of February 7th, 2023.

GRANTOR:

625 HAMILTON LP,
a Delaware limited partnership

By: PDP 625 Hamilton GP LLC
Its: General Partner

By: Proffitt Dixon Partners, LLC
Its: Manager

By: _____ (SEAL)
Stuart Proffitt, Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Stuart Proffitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a manager of Proffitt Dixon Partners, LLC, the Manager of PDP 625 Hamilton GP LLC, the General Partner of **625 Hamilton LP**, a Delaware limited partnership, the within named bargainor, and that he in such capacity, and on behalf of the said partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself in such capacity.

Witness my hand and official seal this 7th day of February, 2023.

_____
Notary Public

My Commission Expires:

June 23, 2025

KAREN THIES CRANE
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires June 23, 2025

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 7th day of February, 2023.

Notary Public

My Commission Expires: June 23, 2025

KAREN THIES CRANE
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires June 23, 2025

EXHIBIT A

PROPERTY

LAND in Davidson County, Tennessee, being described in greater detail as follows:

BEING all of that certain parcel of land identified as "Lot 1" consisting of approximately 1.80 acres as shown on that plat entitled "Hamilton 2 Lot Subdivision" prepared by Donlon Land Surveying, LLC and recorded with the Register's Office for Davidson County, Tennessee as Instrument No. PL-20211015-0138711 and being more particularly described as follows:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERLY MARGIN OF HAMILTON AVENUE, ALSO BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE WITH SAID RIGHT-OF-WAY S82°41'38"E 469.95' TO AN IRON PIN FOUND;
THENCE LEAVING THE SOUTHERLY MARGIN OF HAMILTON AVENUE WITH THE WESTERN MARGIN OF HAGEN STREET S07°08'40"W 165.61' TO A POINT;
THENCE LEAVING SAID MARGIN OF HAGEN STREET N82°42'45"W 44.49' TO A POINT;
THENCE S06°59'46"W 8.00' TO A POINT;
THENCE N82°42'39"W 246.83' TO A POINT;
THENCE N06°59'46"E 8.01' TO A POINT;
THENCE N82°42'35"W 161.03' TO A POINT;
THENCE N01°05'07"E 166.72' TO THE POINT OF BEGINNING.
CONTAINING 78,376.77 SF 1.80 ACRES MORE OR LESS.

This parcel was obtained by the following deed: 20210716-096058