Karen Johnson Davidson County
Batch# 969510 DEEDQC
02/10/2023 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230210-0009973

2

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
305 Jefferson, LLC c/o Holladay Property Services Midwest, Inc. 2710 Old Lebanon Road, Suite 5 Nashville, Tennessee 37213 Attn: Allen Arender	08213035600 08213035500 08213035400 08213035300 08213035200	305 Jefferson, LLC c/o Holladay Property Services Midwest, Inc. 2710 Old Lebanon Road, Suite 5 Nashville, Tennessee 37213 Attn: Allen Arender

This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 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, **PREMIER PARKING LAND COMPANY, LLC**, a Tennessee limited liability company (the "Grantor"), by these presents hereby sells, assigns and quitclaims to **305 JEFFERSON, 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, being more particularly described on Schedule 1, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property located at 1011 & 1015 2nd Ave N, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURE ON FOLLOWING PAGE]

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 9 day of February, 2023.

Notary Public
My Commission Expires:

GLENDA MILLER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 02, 2024

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 07 day of February, 2023.

GRANTOR:

PREMIER PARKING LAND COMPANY, LLC,
a Tennessee limited liability company

By: _____
Ryan Chapman, its President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Glenda Miller, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ryan Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of PREMIER PARKING LAND COMPANY, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President of the bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the limited liability company.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 09 day of February 2023.

Glenda Miller
Notary Public

My Commission Expires:
9/2/2024

GLENDA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 02, 2024

[Signature Page to Quitclaim Deed]

SCHEDULE 1

PROPERTY DESCRIPTION

Being 5 parcels of land lying in the 19th Council District of Davidson County, Tennessee and being listed as Parcel Identification Numbers 032130035200, 032130035300, 032130035400, 032130035500, and 032130035600. Said parcels being in the name of Premier Parking Land Company, LLC as recorded in Sale Instrument Number QC-20161229 0137153 at the Register's Office of Davidson County, Tennessee (RODCT). Said parcels can be generally described as lying North of Jackson Street, East of 3rd Avenue North, South of Jefferson Street, West and adjacent to 2nd Avenue North and can be more specifically described as follows.

Beginning at a 1" iron pin found in the Western Right of Way (ROW) of 2nd Avenue North. Said pin being the Southeast corner of the herein described parcels of land and the Northeast corner of the Bekry Seman property as recorded in Sale Instrument Number QC-20110810 0061804 RODCT. Said pin further having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 671151.99 and an Easting of 1737299.78.

Thence, leaving said ROW with said Seman's North boundary line S62°31'14"W a distance of 112.45' to a set ½" iron pin (capped "TTL"). Said pin being the Southwest corner of the herein described parcel of land and the Northwest corner of said Seman boundary. Said pin further lying in the Eastern boundary line of the 305 Jefferson, LLC as recorded in Sale Instrument Number DB-20120807 0070423 RODCT.

Thence, leaving said Seman with said 305 Jefferson N27°41'21"W a distance of 184.97' to a found ½" iron pin. Said pin marking the Northwest corner of the herein described parcel of land and a point in the Southern ROW of Jefferson Street. Said pin further being a point in the Eastern boundary line of the H. G. Hill Realty Company as recorded in Deed Book 752, Page 528C RODCT.

Thence, leaving said Hill with said ROW of Jefferson Street N62°36'44"E a distance of 128.88' to a set ½" iron pin (capped "TTL") in the Western ROW of said 2nd Avenue North. Said pin being the Northeast corner of the herein described parcel of land.

Thence, with said ROW of 2nd Avenue North the following two calls: S27°41'21"E a distance of 122.53' to a point;

Thence, on a curve to the right having an Arc Length of 65.01, a Radius of 128.00', a Chord Bearing of S12°52'55"E, and a Chord Length of 64.31' to the Point of Beginning. Containing 23,491 square feet or 0.54 acres, more or less. Together with and subject to any easements, covenants, conveyances, right of ways, and/or restrictions that are of record and not of record.

Also, being the same property conveyed to PREMIER PARKING LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from PREMIER PARKING OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated December 29, 2016, of record in Instrument No. 20161229-0137153, said Register's Office.

Certificate of Authenticity

I, Lisa Farris, 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 02-09-2023.

Date

Lisa Farris

Affiant Signature

02-09-2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of February, 2023.

Notary's Signature

My Commission Expires: 10/22/2025

Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025