Karen Johnson Davidson County
Batch# 977470 DEEDQC
03/06/2023 01:14:52 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230306-0015984

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $0.00 and other good and valuable consideration.

Affiant

Subscribed and sworn to before me this the 6th day of March, 2023.

Notary Public

My Commission Expires: 09/08/2025

NICOLE C. BESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Church Street East Development, LLC 2200 Clifton Avenue Nashville, TN37203	[SAME]	Part of 17100008100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Church Street East Development, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and by these presents does hereby transfer, quitclaim, and convey unto **Church Street East Development, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly set forth and described and illustrated on **Exhibit A** attached hereto.

It is understood by Grantor and Grantee that this conveyance is subject to taxes and assessments for the year 2023 and subsequent years, not yet due and payable, and subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the date set forth below.



GRANTOR:

Church Street East Development, LLC,
a Tennessee limited liability company

By: William C. Kimbro
William C. Kimbro

Its: Managing Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William C. Kimbro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Managing Member** ("Officer") of **Church Street East Development, LLC**, a Tennessee limited liability company (the "Entity"), the bargainor, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by himself as such Officer.

Witness the 28th day of February, 2023.

Cindy A Hunter
Notary Public

My Commission Expires: 08 / 21 / 23

EXHIBIT A

This Legal Description Prepared By:
Jesse E. Walker, RLS
Jesse Walker Engineering
P.O. Box 210456
Nashville, TN 37221

Part of Map 171-00, Parcel 081.00

Being a tract of land in Davidson County, Tennessee, and located on the south margin of Church Steet East and west of Jones Parkway and being part of Lot One of the Consolidation Plat of 511 and 539 Church Street East, as evidenced in Instrument 20221209-0128219, in the Registers Office of Davidson County, Tennessee (RODCT), and being part of Parcel 081.00, as shown on Davidson County Tax Map 171-00, belonging to Church Street East Development, LLC, as evidenced in Instrument 20160502-0042850, and Instrument 20160502-0042851, in the Register's Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows:

BEGINNING, at an iron pin located at State Plane Coordinates North 619,392.84 and East 1,741,173.19, said iron pin being on the south margin of Church Street East and said iron pin being the northeast corner of said Lot One of the Consolidation Plat of 511 and 539 Church Street East, and said iron pin being on the west line of Parcel 013.00CO, as shown on Davidson County Tax Map 171-07B, belonging to Annandale Homeowner's Associates, as evidenced in Instrument 20150116-0004896, in the Register's Office of Davidson County, Tennessee (RODCT), said iron pin also being the northeast corner of the property herein described, thence;

1. Leaving said margin of Church Street East and with east line of Lot One and with the west line of said Parcel 013.00CO and with the east line of the property herein described, South 05° 45' 07" West a distance of 512.35 feet to an iron pin, said iron pin being the southeast corner of the property herein described, thence;

2. Severing said Lot One and with the south line of the property herein described North 82° 56' 15" West a distance of 1,033.68 feet to an iron pin, said iron pin being on the west line of said Lot One, and said iron pin being on the east line of Parcel 080.00, as shown on Davidson County Tax Map 171-00, belonging to Jackson as evidenced in Instrument 20050426-0046561, in the Register's Office of Davidson County, Tennessee (RODCT), thence;

3. With the west line of Lot One and with the east line of said Parcel 080.00 and with the west line of the property herein described, north 07° 49' 48" East a distance of 512.36 feet to an iron pin, said iron pin being the northwest corner of the property herein described, and said iron pin being on the south margin of Church Street East, thence;

4. With the south margin of Church Street East and with the north line of the property herein described South 82° 25' 30" East a distance of 219.48 feet to a point, thence;

5. Continuing with the south margin of Church Street East and with the north line of the property herein described South 82° 27' 05" East a distance of 242.64 feet to a point, thence;

Continuing with the south margin of Church Street East and with the north line of the property herein described South 83° 20' 40" East a distance of 553.01 feet to an iron pin, said iron pin being the point of BEGINNING. Containing 52,727 square feet, **12.001 acres**, more or less, according to a survey by Jesse E. Walker, Tennessee Registered Land Surveyor 1486, dated 02/08/2023.

Being a portion of the same property conveyed to Church Street East Development, LLC, a Tennessee limited liability company, from Mary Kathryn Santisteban, Lisa Ann McCord, Lawrence Paul Laughlin, Jr., and David Lawrence Laughlin, in their capacity as successor co-trustees of the Betty J. Laughlin Revocable Trust Agreement Dated March 29, 2008, by Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20160502-0042851.

THE ABOVE-DESCRIBED PROPERTY IS FURTHER ILLUSTRATED ON THE FOLLOWING PAGE.