Karen Johnson Davidson County
Batch# 982789 DEEDQC
03/21/2023 10:30:08 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230321-0020290

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2023.

Notary Public

My Commission Expires: 5/5/25

CHRIS RAYBECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Name and Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Mainland 4th, LLC 118 16th Ave. South, Ste. 230 Nashville, TN 37203	Same	093-15-0-258.00 093-15-0-211.00

CONSOLIDATION QUITCLAIM DEED

WHEREAS, by Special Warranty Deed of record as Instrument No. 20220110-0002715 (as corrected by Scrivener's Affidavit of record as Instrument No. 0220615-0068643), Register's Office for Davidson County, Tennessee, Nashville, Mainland 4th, LLC, a Tennessee limited liability company ("Mainland 4th") is the owner of that certain real property in Davidson County, Tennessee, specifically described in Exhibit A attached hereto (the "Property"), in addition to other real property.

WHEREAS, the Property is comprised of contiguous lots that have separate tax parcel identifications assigned thereto and as referenced in the above table.

WHEREAS, it is Mainland 4th's desire to have the separate tax parcels comprising the Property joined into one tax parcel, and to effectuate the same, Mainland 4th enters into this Consolidation Quitclaim Deed.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Mainland 4th, LLC, a Tennessee limited liability company** ("Grantor"), does hereby quitclaim and convey unto itself, **Mainland 4th, LLC, a Tennessee limited liability company** ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in Exhibit A, attached hereto and incorporated herein.

The Property is improved property known as 916 4th Avenue South and 300 McCann Street, both in Nashville, Davidson County, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 27th day of February 2023.

GRANTOR:

MAINLAND 4th, LLC,
a Tennessee limited liability company

By: Mainland Asset Management, LLC
a Tennessee limited liability company

By: _____
Kenneth M. Larish, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth M. Larish, 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 manager of Mainland Asset Management, LLC, a Tennessee limited liability company, the manager of the within named bargainor, and that he as such manager of Mainland Asset Management, LLC, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as the manager of its manager.

Witness my hand and official seal, this 27th day of February 2023.

Polly Rembert
Notary Public

My commission expires: 9/2/2024

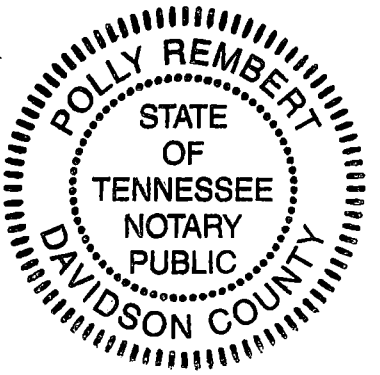


EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

Land situated in the Seventeenth Civil District of Nashville, Davidson County, Tennessee, lying South of Interstate 40 and North of McCann Street, East of Fourth Avenue South and West of Third Avenue South, and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the northerly right of way of McCann Street (40') and the easterly right of way of Fourth Avenue South, said easterly right of way as shown on the plans for Interstate Route No. I-40-4 (19) 208 (Jan. 1966); thence along said easterly right of way North 28 deg. 03 min. 40 sec. West a distance of 241.00 feet to an existing highway monument; thence with the southerly right of way of Interstate Route 40 the following courses and distances: (1) North 62 deg. 18 min. 11 sec. East a distance of 136.07 feet to an iron pin set in the westerly margin of Alley No. 147 (10' (closed)); (2) North 55 deg. 43 min. 10 sec. East a distance of 5.04 feet to an iron pin set in the easterly margin of Alley No. 147; and (4) South 88 deg. 13 min. 12 sec. East a distance of 159.92 feet to an existing highway monument; thence with the westerly right of way of Third Avenue South, South 27 deg. 15 min. 54 sec. East a distance of 163.48 feet to an iron pin set at the intersection of the northerly right of way of McCann Street and the westerly right of way of Third Avenue South; thence with the northerly right of way of McCann Street the following courses and distances: (1) South 62 deg. 18 min. 36 sec. West a distance of 143.80 feet to an iron pin set in the center of Alley No. 147; and (2) South 62 deg. 18 min. 36 sec. West a distance of 138.73 feet to the point of beginning, and containing 1.45 acres, more or less, as shown on survey entitled "ALTA/ACSM Land Title Survey, James B. Altman, Trustee," by Crawford Land Surveyors, P.C. dated March 24, 2006.

Included in the above description but specifically excluded therefrom is that part of the property taken by the Metropolitan Government of Nashville and Davidson County, Tennessee, in the agreed Condemnation Order entered July 6, 2010, by the Third Circuit Court of Davidson, Tennessee, in Docket No. 10C-238.

Being the same property conveyed to MAINLAND 4TH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from TENNESSEE GOLF & TRAVEL LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20220110-0002715 (as corrected by Scrivener's Affidavit of record as Instrument No. 0220615-0068643), Register's Office for Davidson County, Tennessee, Nashville.