Karen Johnson Davidson County
Batch# 992369 DEEDQC
04/14/2023 03:09:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230414-0027596

This Instrument Prepared by:
James W. Cameron III
Cameron Worley, P.C.
112 Westwood Place, Suite 240
Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
McGavock Tennessee, LLC 5341 Virginia Way Brentwood, TN 37027	Same	09309021100 09309021200 09309021300 09309021400 09309021500

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the herein named Grantee, and for other good and valuable consideration, **LEE A. BEAMAN** (the "Grantor") has bargained and sold and by these presents does transfer, quitclaim, and convey unto **McGAVOCK TENNESSEE, LLC**, a Delaware limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to an undivided fifty percent (50%) interest in and to certain parcels of land located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 1503, 1509, 1511, 1515 and 1517 McGavock Street, Nashville, Tennessee 37203.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all instruments of record in the Register's Office of this county affecting this property and also subject to that certain Lease Agreement dated November 2, 2020, by and among the Grantor, Beaman Motor Company, Auto Land, LLC, and The Glen Leven Limited Partnership (as lessors), and Cougar Nashville TYO Acquisition, LLC and Cougar Buick GMC Acquisition, LLC (as lessees), which lease will expire May 2, 2023, and that certain Purchase and Sale Agreement dated as of August 29, 2022, by and between Lee A. Beaman (as seller) and Albion Residential, LLC (as purchaser).

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 14 day of April, 2023.

Lee A. Beaman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Emma Jones, a Notary Public of said county and state, Lee A. Beaman, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

Witness my hand and seal, at office, in Brentwood, Tennessee, this 14 day of April, 2023.

EMMA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Emma Jones
Notary Public

My Commission Expires: 9/7/2026

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The conveyance herein is by quitclaim and therefore the amount of tax is controlled by Tennessee Code Annotated §67-4-409(a)(4). The actual consideration for this transfer is $0.

L. Lee
Affiant

Sworn to and subscribed before me, this 14 day of April, 2023.

EMMA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Emma Jones
Notary Public
My Commission Expires: 9/7/2026

EXHIBIT A

LEGAL DESCRIPTION OF LAND

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOTS 121, 123, 125 AND PART OF LOTS 119 AND 127, OF THE MCNAIRY'S ADDITION TO NASHVILLE, AS OF RECORD IN PLAT BOOK 9, PAGE 322 AND 323, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN PK NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF- WAY LINE OF MCGAVOCK STREET, 49.5 FEET IN WIDTH, AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF 14TH AVENUE SOUTH;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF MCGAVOCK STREET, WITH THE WESTERLY RIGHT-OF-WAY LINE OF 14TH AVENUE SOUTH, WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 11.93 FEET, THE CENTRAL ANGLE OF WHICH IS 89 DEG 56 MIN 57 SEC, THE RADIUS OF WHICH IS 7.60 FEET, THE CHORD OF WHICH IS SOUTH 72 DEG 11 MIN 00 SEC EAST, 10.74 FEET TO A PK NAIL SET;

THENCE SOUTH 27 DEG 12 MIN 31 SEC EAST, 158.76 FEET TO AN EXISTING PK NAIL, AT THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #235, WIDTH VARIES;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 14TH AVENUE SOUTH, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #235, SOUTH 62 DEG 39 MIN 31 SEC WEST, 494.09 FEET TO A PK NAIL SET AT A CORNER COMMON WITH THE PROPERTY OF LEE A. BEAMAN, AS OF RECORD IN DEED BOOK 11255, PAGE 505, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #235, WITH THE EASTERLY PROPERTY LINE OF LEE A. BEAMAN, NORTH 27 DEG 16 MIN 46 SEC WEST, 166.26 FEET TO A PK NAIL SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MCGAVOCK STREET;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MCGAVOCK STREET, NORTH 62 DEG 38 MIN 41 SEC EAST, 486.71 FEET TO THE POINT OF BEGINNING. CONTAINING 82,181 SQUARE FEET OR 1.887 ACRES MORE OR LESS.

Description is based upon the survey dated August 1, 2022 by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN, Michael H. Charette, Surveyor, RLS#2048

For prior title and last instruments of record affecting title to the above-described property, see deeds recorded in Instrument Number 20000814-0080046, 20100621-0048324, Register's Office for Davidson County, Tennessee and in Book 11255, Page 505; Book 11474, Page 102; and Book 11523, Page 352, Register's Office for Davidson County, Tennessee.