Karen Johnson Davidson County
Batch# 994685 DEEDQC
04/21/2023 08:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230421-0029349

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

MICHELLE GOODEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Notary Public

My Commission Expires: 9/7/26

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:
Soweto, LLC 1410 Arthur Avenue Nashville, TN 37208	Same	081-07-0-520.00 081-07-0-521.00

CONSOLIDATION QUITCLAIM DEED

WHEREAS, by Quitclaim Deed, of record as Instrument No. 20180301-0019360, Register's Office for Davidson County, Tennessee, Soweto, LLC, a Tennessee limited liability company ("Grantor") is the owner of that certain real property in Davidson County, Tennessee, specifically described in Exhibit A attached hereto (collectively, 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 Grantor's desire to have the separate tax parcels comprising the Property joined into one tax parcel, and to effectuate the same, Grantor 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, Soweto, LLC, a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto itself, Soweto, LLC, a Tennessee limited liability company ("Grantee") its successors and assigns, all of Grantor's right, title and interest in the Property.

The Property is improved property known as 1006 and 1008 Buchanan Street, Nashville, Davidson County, Tennessee 37208.

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 20th day of April, 2023.

GRANTOR:

SOWETO, LLC, a Tennessee limited liability company

By: _____
Emanuel D. Reed, III, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emanuel D. Reed, III, 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 Soweto, LLC, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as the Manager.

Witness my hand and official seal, this 20 day of April, 2023.

_____
Notary Public

My commission expires: 9/7/26

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

NSH 2632171.1

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

Being a tract of land in the central portion of Nashville, Davidson County, Tennessee. Said tract lying in the 21st Council District of Davidson County, also consisting of parcels 520 and 521 of Davidson County Tax Map 81-7. Said tract being bounded on the north by public right of way (R/W) of Alley #493 (10' public right of way), on the east by Deborah Brandon as recorded as Instrument No. 201310150107552 as recorded in Register's Office of Davidson County, Tennessee (RODCT), on the south by public R/W of Buchanan Street (50' public R/W) and on the west by public R/W of Owen Street (33' Public R/W). Said tract being described as follows:

Point of beginning being a PK nail (new) at the southwest corner of the tract being described, said point lying on the northerly R/W margin of Buchanan Street and the easterly R/W margin of Owen Street, having a Tennessee State Plane (NAD83) coordinate northing of 673,343.7079 and an easting of 1,731,289.5538; thence leaving said margin of Buchanan Street and running with the easterly margin of Owen Street North 17° 57' 23" West, 148.62 feet to a PK nail (new) in the southerly R/W margin of Alley #493; thence leaving said margin of Owen Street and running with the southerly R/W margin of Alley #493 North 84° 47' 53" East, 66.67 feet to a PK Nail (new), passing a found 1/2" iron rod at 33.33 feet; thence leaving said R/W margin of Alley #493 South 17° 52' 40" East, 149.50 feet to a PK nail (new) in the northerly R/W margin of Buchanan Street; thence with said R/W margin South 85° 34' 26" West, 66.67 feet to the point of beginning. Actual field survey performed by Douglas Ball-Chandler, TN R.L.S. #2588, Ragan-Smith Associates, Inc., 315 Woodland Street, P.O. Box 60070 Nashville, TN 37206, Job #14075.

Being the same property conveyed to SOWETO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from 1006 BUCHANAN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20180301-0019360, Register's Office for Davidson County, Tennessee, Nashville.

CERTIFICATE OF AUTHENTICITY

I, Andrea Perry, 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 April 20, 2023 (date of document).

Affiant Signature

4/20/23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 day of April, 2023

Notary's Signature

My Commission Expires: 9/7/26.

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026