Karen Johnson Davidson County
Batch# 997203 DEEDQC
04/27/2023 02:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230427-0031163

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. William A. Puga Affiant Subscribed and sworn to before me This 27 day of April, 2023. Notary Public My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner as:	Tax Bill To:	Map / Parcel
Main Street Land Trust P.O. Box 160730 Nashville, TN 37216	New Owner	07200008700

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Upside, LLC, a Tennessee limited liability company, (**hereinafter referred to as "Grantor") does hereby quitclaim and convey unto the **Main Street Land Trust,** (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee as described in the attached Exhibit A.

Being the same property conveyed to Upside, LLC, a Tennessee limited liability company by Quitclaim Deed from Upside, LLC, a Tennessee limited liability company of Record in Instrument 20230321-0020524, in said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitation, restriction and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 27th day of April, 2023.

GRANTOR:

UPSIDE, LLC,
a Tennessee limited liability company

By: _____, Managing Member
March Egerton

Title: Managing Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **March Egerton, Managing Member of Upside, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Managing Member for Upside, LLC, and as such Managing Member acknowledged the he is authorized to execute the foregoing instrument on behalf of the Upside, LLC, a limited liability company, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name for the Upside, LLC by himself as its Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2023.

_____
Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Being a portion of land situated in the 8th Council District of Davidson County, Tennessee, the southerly portion of parcel 53 on tax map 61 and is more particularly described as follows;

Commencing at the approximate intersection of Oakwood Avenue and Allenwood Drive in a easterly direction 1213.8+/- feet to a concrete monument found, on the northerly margin, at end of Allenwood Drive, at the southeast corner of Reserved Parcel "C", on the plan of Shepardwood Subdivision, Section 1, of record in plat book 4175, Page 82, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), at approximate Tennessee state plane coordinate location of, N:685132.43, E:1747333.84, on the westerly property line of the subject property and being the point of beginning of herein described land;

thence with the easterly line of Reserved Parcel "C", North 05°59'46" East, a distance of 112.108 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the new northerly division line;

leaving said line with the new division line for the next two (2) calls;
thence, North 58°55'44" East, a distance of 139.30 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, North 65°20'37" East, a distance of 118.05 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, on the westerly margin of Ellington Parkway;

With the westerly margin of Ellington Parkway for the next five (5) calls;
thence, South 09°56'42" West, a distance of 163.84 feet to a a 5/8" iron rod set, by Dale and Associates, having a pink cap, being 0.64 feet east and 1.98 feet north of a concrete highway monument;
thence, South 01°24'51" West, a distance of 202.24 feet to a point, 0.50 foot east and 0.30 feet north of a concrete highway monument;
thence, South 12°48'26" West, a distance of 300.37 feet to a point, 0.15 foot east and 0.26 feet south of a concrete highway monument;
thence, South 09°56'42" West, a distance of 496.23 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, South 29°36'13" East, a distance of 62.06 feet to a point, 0.17 feet north and 0.18 feet east of a concrete highway monument, at the northeast corner of Metropolitan Development and Housing Agency, of recorded in Instrument Number 20180427-0039852, R.O.D.C., TN;

thence with said line, North 81°55'31" West, a distance of 192.66 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

thence with said line, North 06°12'56" East, a distance of 100.23 feet to a 1/2" iron rod found, having no cap at the southeast corner of lot 625, on plan of Shepardwood Subdivision, Section 6, of record in plat book 6900, Page 753, R.O.D.C., TN;

thence with the easterly line of lots 625 thru 623, North 05°19'47" East, passing a 1/2" iron rod found, having no cap, at 193.38 feet the rear common corner of lots 623 & 622, passing a 1/2" iron rod found,

having no cap, at 403.81 feet at the southeast corner of lot 621 on the northerly margin of Slaydon Drive, going a total distance of 585.95 feet to a 1/2" iron rod found, having no cap, at the northeast corner of lot 621, & on the rear line of lot 55, on plan of Shepardwood Subdivision, Section 1;

thence, North 55°16'25" East, a distance of 19.87 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the common corner of lot 55 and Reserve Parcel "D", plan of Shepardwood Subdivision, Section 1;

thence, with the easterly line of Reserved Parcel "D", North 05°59'46" East, passing a 3/4" iron rod found, having no cap at 165.59 feet, going a total distance of 246.48 feet to the point of beginning of herein described land, having an area of 218,393.13 square feet or 5.01 acres more or less;

This description was taken from a Boundary & Topographic Survey, by Dale and Associates under project number 15353, dated February 23, 2023, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 10, 2023;

Being the southerly part of tract 1, the same property conveyed to Upside, LLC, by Quitclaim Deed, from Southern Land Acquisition Inc., a Nevada Corporation, dated April 28, 2016, of record in Instrument Number 20160502-0042972, R.O.D.C., TN;

Certificate of Authenticity

I, Robert J. Nolestine III, do herby 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 4/27/23.

AFFIANT SIGNATURE Date 4/27/23

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 27th day of April, 2023.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY