THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 998284 DEEDQC
05/01/2023 02:03:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230501-0032106

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-NONE-.

Robert L. Link, Affiant

Subscribed and sworn to before me, this 14th day of April, 2023.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Link Family, LLC 1787 Campbell Road Goodlettsville, Tennessee 37072	SAME	092 04 0 311.00 092 08 0 005.00 092 04 0 317.00 092 04 0 315.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Robert L. Link (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring his entire interest in the subject parcels of real property, hereby releases, remises and quitclaims unto Link Family, LLC, a Tennessee limited liability company, all right, title and interest of the Grantor in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of April, 2023.

Robert L. Link

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Link, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of April, 2023.

My Commission Expires:

JEFFREY MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

092 04 0 311.00 - 805 16th Avenue North, Nashville, Tennessee 37203
092 08 0 005.00 - 801 16th Avenue North, Nashville, Tennessee 37203

Land lying in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1:
Being part of Lot No. 143 on the plan of Judge John McNairy's Mansion House Tract, as of record in the Front Fly Leaf of Book 9, Register's Office for said County, described according to a survey made by Lewis D. Justice, Surveyor, August 28, 1944, as follows:

Beginning on the westerly margin of 16th Avenue North, formerly Park Avenue, at a point 176 feet north of the northeast corner of 6 feet of ground described in an agreement between S. V. Morrison, et al, and the N. C. & St. L. Railway, of record in Book 212, page 293, said Register's Office; thence at right angles, westwardly 203 feet 7 inches, more or less, to the easterly line of the Dahlgran lot; thence with the same northwardly 100 feet to the southwest corner of the property conveyed to H. L. Daniel by deed from Tennessee Burley Tobacco Company, as of record in Book 522, page 503, said Register's Office; thence with said Daniel's southerly line, eastwardly 203 feet 7 inches, more or less, to the westerly margin of 16th Avenue North; thence with same, southwardly 100 feet to the beginning.

Tract No. 2:
Being part of Lot No. 143 on the plan of Judge John McNairy's Mansion House Tract, as of record in the Front Fly Leaf of Book No. 9, said Register's Office, described according to a survey made by H. B. Fowlkes, Surveyor, March, 1945, as follows:

Beginning at an iron pin on the southerly line of the property conveyed to N. Luther Bagwell, Sr., et al, by deed from Lion Oil Refining Company, as of record in Book 1247, page 535, said Register's Office; said point being 52.68 feet west of the westerly margin of 16th Avenue North; thence with said line, south 53° 30' west 150.9 feet to an iron pin in the easterly line of the Cline & Bernheim property; thence with said line, south 36° 30' east 104.7 feet to an iron pin in the northerly margin of the right of way of the N. C. & St. L. Railroad; thence with the northerly margin of said right of way as follows: North 21° 45' east 25 feet; north 17° 15' east 25 feet; north 16° 50' east 25 feet; north 17° 35' east 25 feet; north 23° 50' east 25 feet, north 27° 30' east 25 feet, north 33° 25' east 25 feet and north 34° 35' east 8.9 feet to the beginning.

Tract No. 3:
Being part of Lot No. 143 on the Plan of Judge John McNairy's Mansion House Tract, of record on the Front Fly Leaf of Book No. 9, said Register's Office, described according to a survey made by H. B. Fowlkes, Surveyor, March, 1945, as follows:

Beginning at a point on the southwesterly margin of the 16th Avenue North at the southest corner of a part of said Lot No. 143 conveyed to N. Luther Bagwell, Sr., et al, by Lion Oil Refining Company, by deed of record in Book 1247, page 535, said Register's Office; thence with said margin of said Avenue southeastwardly 176 feet more or less, to the northerly margin of a 6 foot strip of ground described in an agreement between S. V. Morrison, et al, and the N. C. & St. L. Railway, of record in Book 212, page 293, said Register's Office; thence with the northerly margin of said strip of land southwestwardly 203 feet 7 inches to the eastern boundary line of Cline & Bernheim, formerly Dahlgren lot; thence with same, north 36° 30' west 71.3 feet more or less to the southwest corner of a part of said Lot No. 143 conveyed to N. Luther Bagwell, Sr., et al, by Hermitage Mills, et al, by deed of record in Book 1318, page 241, said Register's Office; thence with Bagwell's line, north 21° 45' east 25 feet, north 17° 15' east 25 feet, north 16° 50' east 25 feet, north 17° 35' east 25 feet, north 23° 50' east 25 feet, north 27° 30' east 25 feet, north 33° 25' east 25 feet, north 34° 35' east 8.9 feet and north 53° 30' east 52.68 feet to the beginning.

Being the same property conveyed to Robert L. Link by deed from Hugh F. Spain, of record in Book 9493, page 972, Register's Office for Davidson County, Tennessee.

This is improved property known as 801 and 805 16th Avenue North, Nashville, Tennessee 37203.

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092 04 0 317.00 - 810 16th Avenue North, Nashville, Tennessee 37203
092 04 0 315.00 - 0 14th Avenue North, Nashville, Tennessee 37203

Land lying in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1:

1. Lots Nos. 7 and 8 on the Plan of Burge, Carter and Herriford's Subdivision of Lots 144 and 145 McNairy's Mansion House tract, as of record in Plan Book 1, page 47, Chancery Court at Nashville, Tennessee (said Lots Nos. 7 and 8 front 100 feet each on the southerly side of Desha Street, and run back between parallel lines along the easterly line of Sixteenth Avenue, North, formerly Park Street, 188.1 feet to an alley), excluding a strip of land lying along the northerly part of the above described tract, said excluded strip being described as follows: Beginning at a point in the intersection of the south line of Desha Street, and the east line of Sixteenth Avenue, North; and running thence in an easterly direction with said south line of Desha Street, 200 feet, more or less, to the eastern boundary of the Cassetty Oil and Grease Company's property; thence in a southerly direction along said eastern property line 5 feet, more or less, to a point which is at right angles 7 feet southerly from the center line of a Spur track; thence in a westerly direction parallel with and 7 feet southerly from said center line of Spur 200 feet, more or less, to a point in the east line of Sixteenth Avenue, North; thence in a northerly direction 14.5 feet to the beginning; and

2. Lot No. 9 on the Plan of Burge, Carter and Herriford's Subdivision of Lots Nos. 144 and 145 in McNairy's Mansion House Tract, as of record in Plan Book l, page 47, Chancery Court for Davidson County, Tennessee (said Lot No. 9 fronts 100 feet on the southerly side of Desha Street and runs back between parallel lines 188.l feet to an alley).

Tract No. 2:
Being Lots Nos. 10, 11 and 12 on the Map of Burge, Carter and Herriford Lots as of record in Plan Book 1, page 47, Chancery Court at Nashville, being a Subdivision of Lots Nos. 144 and 145 of Judge John McNairy'e Mansion House Tract.

Said Lots 10, 11 and 12 adjoin and front together 300 feet on the south side of Desha Street and run back between parallel lines, Lot 12 running back along the westerly margin of Watkins Street, 185 feet, more or less, to an alley in the rear.

Being the same property conveyed to Robert L. Link by deed from Hugh F. Spain, of record in Book 7490, page 553, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 14th Avenue North, Nashville, Tennessee 37203, and improved property known as 810 16th Avenue North, Nashville, Tennessee 37203.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 14, 2023.

April 14, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

