THIS INSTRUMENT PREPARED BY: **Talbott Ottinger** **OTTINGER LAW GROUP, PLLC** **2001 Warfield Drive, Ste. 201** **Nashville, Tennessee 37215** Karen Johnson Davidson County Batch# 1000281 DEEDQC 05/05/2023 02:20:30 PM 5 pgs Fees: $27.00 Taxes: $0.00 20230505-0033629	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 5 day of May, 2023. Notary Public My Commission Expires: 7-6-2026 LINDA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMM. EXPIRES JULY 6, 2026

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
MPDC2, LLC 665 Vernon Ave. Nashville, TN 37209	New Owner	Tax Map-Parcel Number: 09105025300 & 0915025600

QUITCLAIM DEED OF CONSOLIDATION

This Quitclaim Deed of Consolidation is being executed and recorded for the sole purpose of consolidating parcels being the same property conveyed to MPDC2, LLC, by deed of record as Instrument No. 202212220132269 and deed of record as Instrument No. 202212220132270. Map-Parcel Number 09105025300 is to be retained.

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, this Quitclaim Deed of Consolidation, is made and entered into by and between **MPDC2, LLC**, a Tennessee limited liability company, as Grantor, hereunder to itself as Grantee hereunder, for the purpose of consolidating certain tracts as described herein.

WITNESSETH:

For the sole purpose of consolidating certain tracts owned by the aforesaid Grantor into one (1) tract, Grantor does hereby quitclaim, transfer and convey unto itself as Grantee, those certain tracts of real property situated in Davidson County, Tennessee described as the "Unconsolidated Description" on Exhibit A attached hereto and made a part hereof, into one consolidated tract described as the "Consolidated Parcel" on Exhibit B (the "Property"). The Property is subject to all applicable easements and restrictions, recorded and unrecorded.

The Property is known as **665 and 671 Vernon Avenue, Nashville, Tennessee 37209**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1st day of May, 2023.

MPDC2, LLC,
a Tennessee limited liability company

By: _____
Gina Emmanuel
Title: Authorized Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gina Emmanuel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Authorized Representative** of **MPDC2, LLC**, and she is authorized by to execute this instrument on its behalf.

Witness my hand and official seal, at Nashville, Tennessee, this 1st day of May, 2023.

_____
Notary Public

My Commission Expires: 11/03/2025

DEBORA J. ORKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Unconsolidated Description

LAND LYING IN THE TWENTY SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF VERNON AVENUE, SAID POINT BEING 25 FEET FROM THE CENTERLINE OF SAID AVENUE AND BEING AL BARISH'S NORTHEASTERLY CORNER, AS OF RECORD IN BOOK 2343, PAGE 349, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH BARISH'S NORTHERLY LINE AND WITH THE NORTHERLY LINE OF OTHER LANDS OF BARISH, AS OF RECORD IN BOOK 2248, PAGE 109; NORTH 83 DEGREES 33 MINUTES 53 SECONDS WEST 719.83 FEET TO A CONCRETE MONUMENT, SAID POINT BEING B.B. DOUBLEDAY, JR.'S NORTHEASTERLY CORNER, AS OF RECORD IN BOOK 7240, PAGE 813 AND EDDIE T. BELLAR'S SOUTHEASTERLY CORNER, AS OF RECORD IN BOOK 7640, PAGE 660; THENCE WITH BELLAR'S EASTERLY LINE NORTH 06 DEGREES 12 MINUTES 48 SECONDS EAST 367.83 FEET TO AN IRON PIN; THENCE WITH A NEW LINE, SOUTH 83 DEGREES 33 MINUTES 53 SECONDS EAST 675.95 FEET TO AN IRON PIN IN WESTERLY MARGIN OF VERNON AVENUE; THENCE WITH SAID MARGIN AND A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 246.37 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 09 MINUTES 06 SECONDS EAST 245.01 FEET TO AN IRON PIN; THENCE CONTINUING WITH SAID MARGIN SOUTH 06 DEGREES 18 MINUTES 17 SECONDS WEST 126.99 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MPDC2, LLC BY QUITCLAIM DEED FROM TMPC, LLC OF RECORD INSTRUMENT NUMBER 202212220132269 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AND

LAND LYING IN THE 22 COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 4 OF THE JAMES A. TANT, ET AL PROPERTY OF RECORD IN PLAT BOOK 8250, PAGE 191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNGING AT AN IRON PIN IN THE WESTERLY MARGIN OF VERNON AVENUE, SAID POINT BEING 25 FEET FROM THE CENTERL LINE OF SAID AVENUE AND BEING THE SOUTHEASTERLY CORNER OF LOT NO. 3 OF THE JAMES A. TANT, ET AL PROPERTY; THENCE WITH THE MARGIN OF VERNON AVENUE S 25 DEGREES, 35' 13" E 109.79 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE MARGIN OF VERNON AVENUE AND A CURVE TO THE RIGHT, SAID CURVE AT AN ARC LENGTH OF 129.34 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF VERNON AVENUE BEING THE NORTHEASTERLY CORNER OF PROPERTY OWNED BY THE MULCH PROPERTY COMPANY OF RECORD IN BOOK 8407, PAGE 771, SAID REGISTER'S OFFICE; THENCE LEAVING THE MARGIN OF VERNON AVENUE AND FOLLOWING THE NORTHERLY LINE OF THE MULCH PROPERTY COMPANY PROPERTY N 83 DEGREES 33' 53" W 675.95 FEET TO AN IRON PIN IN THE EAST LINE OF PROPERTY OWNED BY JAMES R. BELLAR, ET UX, OF RECORD IN BOOK 8445, PAGE 01, SAID REGISTER'S OFFICE; THENCE FOLLOWING BELLAR'S EAST LINE N 6 DEGREES 12' 48" E 50 FEET TO AN IRON PIN BEING THE SOUTHWESTERLY CORNER OF LOT NO. 3 OF THE JAMES A. TANT, ET AL PROPERTY; THENCE N 80 DEGREES 37' 39" E 582.26 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MPDC2, LLC BY QUITCLAIM DEED FROM TSMPC, LLC OF RECORD INSTRUMENT NUMBER 202212220132270 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Consolidated Description

BEING TWO (2) PARCELS OF PROPERTY OWNED BY MPDC2, LLC AS OF RECORD IN INSTRUMENT NO. 20221222-0132269 REGISTER'S OFFICE DAVIDSON COUNTY, TN (R.O.D.C., TN) (PARCEL ID: 09105025300) AND OF RECORD IN INSTRUMENT NO. 20221222-0132270 R.O.D.C., TN. (PARCEL ID: 09105025600) AND LYING IN THE 20TH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND ON THE WESTERLY MARGIN OF VERNON AVENUE, SAID FOUND ROD BEING THE NORTHEAST CORNER OF THE O.I.C. CHARLOTTE PARK TOWNHOMES AMENDED PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200709-0074684, REGISTER'S OFFICE DAVIDSON COUNTY, TN (R.O.D.C., TN) AND ALSO BEING THE SOUTHEAST CORNER OF THE LAND HEREIN DESCRIBED;

THENCE, WITH THE NORTH LINE OF SAID O.I.C. CHARLOTTE PARK TOWNHOMES, NORTH 80°33'23" WEST, A DISTANCE OF 719.83 FEET TO A 5/8" IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID O.I.C. CHARLOTTE PARK TOWNHOMES PROPERTY AND IN THE EASTERLY LINE OF O.I.C. THE WOODS AT ANNEX AMENDED PROPERTY AS OF RECORD IN INSTRUMENT NO. 20171214-0127664 R.O.D.C., TN AND ALSO BEING THE SOUTHWEST CORNER OF THE LAND HEREIN DESCRIBED;

THENCE, LEAVING SAID O.I.C. CHARLOTTE PARK TOWNHOMES AND WITH SAID EASTERLY LINE OF O.I.C. THE WOODS AT ANNEX, NORTH 09°13'18" EAST, A DISTANCE OF 367.83 FEET TO A 1/2" IRON ROD FOUND;

THENCE, CONTINUING WITH THE SAME, NORTH 09° 13' 18" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF THE 677 VERNON AVE, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170501-0042165 R.O.D.C.TN AND THE NORTHWEST CORNER OF THE LAND HEREIN DESCRIBED;

THENCE, LEAVING THE EASTERLY LINE OF SAID O.I.C. THE WOODS AT ANNEX AMENDED PROPERTY AND WITH THE SOUTHERLY LINE OF SAID 677 VERNON AVE, LLC PROPERTY, NORTH 83° 38' 09" EAST, A DISTANCE OF 582.26 FEET TO A CAPPED IRON ROD FOUND ON SAID WESTERLY MARGIN OF VERNON AVENUE, SAID IRON ROD FOUND ALSO BEING THE NORTHEAST CORNER OF THE LAND HEREIN DESCRIBED;

THENCE, LEAVING SAID SOUTHERLY LINE OF 677 VERNON AVE, LLC PROPERTY AND WITH SAID WESTERLY MARGIN OF VERNON AVE THE FOLLOWING FOUR (4) CALLS AND DISTANCES:

1) SOUTH 22° 34' 45" EAST, A DISTANCE OF 109.78 FEET;

2) THENCE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 129.34 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 17° 05' 21" EAST, 129.14 FEET TO A 1/2" IRON ROD FOUND;

3) THENCE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 246.38 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 01° 08' 36" EAST, 245.01 FEET;

4) THENCE, SOUTH 09°18'47" WEST, A DISTANCE OF 126.99 FEET TO THE POINT OF BEGINNING.

THE LAND AS HEREIN DESCRIBED CONTAINS AN AREA OF ± 7.96 ACRES OR ± 346,771 SQUARE FEET. THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY TWM-INC OF 390 MALLORY STATION ROAD, SUITE 100, FRANKLIN, TN 37067 AND IS BASED UPON AN ALTA/NSPS LAND SURVEY THAT WAS CONDUCTED ON THE GROUND IN THE FIELD UNDER THE LICENSED SUPERVISOR OF SCOTT CARTER, RLS 2391. SAID SURVEY BEARS A DATE OF 11-18-22.

Being the same property conveyed to MPDC2, LLC, a Tennessee limited liability company, by (1) Quitclaim Deed from TMPC, LLC, a Tennessee limited liability company, of record in Instrument No. 20221222-0132269 in the Register's Office of Davidson County, Tennessee and (2) Quitclaim Deed from TSMPC, LLC, a Tennessee limited liability company, of record in Instrument No. 20221222-0132270 in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Talbott P. Ottinger

Dated: May 5, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON) ss.

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 6, 2026

My Commission Expires: 7-6-2026