Karen Johnson Davidson County
Batch# 1009355 DEEDQC
05/31/2023 12:12 26 PM 2 pgs
Fees. $12 00 Taxes $0 00
20230531-0040987

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

No Title Search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before ~~me,~~ this 30th day of May, 2023.

Notary Public

My Commission Expires:

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
PT Holdings LLC 5837 Sheridan Ave S Minneapolis, MN 55410	New Owner	093 09 0 252.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Nashville Pedal Tavern LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **PT Holdings LLC, a Tennessee Limited Liability Company,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee being the West half of Lot No. 183 and the easterly one-half of Lot No. 185 on the Plan of McNairy's West Nashville property, as of record in Book C, Page 136 and 137, and also in Minute Book 9, Pages 322 and 323, of the Chancery Court at Nashville, Tennessee and being more particularly described as follows:

Beginning at a pk nail set on the northerly right-of-way line of Demonbreun Street at a corner common with Lee A. Beaman, as of record in Deed Book 10779, Page 130, at the Register's Office for Davidson County, said pk nail being South 62 deg 32 min 55 sec West, 34.25 feet from the intersection of the northerly right-of-way line of Demonbreun Street and the westerly right-of-way line of 14th Avenue South;

Thence, with the Northerly right-of-way line of Demonbreun Street, South 62 deg 32 min 55 sec West, 100.00 feet to a pk nail set at a corner common with O.I.C. Rythem at Music Row a condominium, as of record in Deed Instrument No. 200707250088390, at said Register's Office;

Thence, leaving the northerly right-of-way line of Alley No. 235, North 62 deg 32 min 55 sec East, 100.00 feet to a pk nail set at a corner common with said Lee A. Beaman;

Thence, leaving the southerly right-of-way line of Alley No. 235 with the westerly property line of Lee A. Beaman, South 27 deg 32 min 50 sec East, 166.00 feet to the point of beginning, containing 16,600 square feet (0.38 acres more or less). The foregoing legal description is derived from the ALTA/NSPS Land

Title Survey of 1504 Demonbreun Street by Cherry Land Surveying, Inc., R. Scot Cherry R.L.S. TN #1512, dated August 1, 2016, revised August 23, 2016 as Job# 16110 MHC.

Being the same property conveyed to Nashville Pedal Tavern, LLC, a Tennessee Limited Liability Company by Warranty Deed from C. Leo Waters and Helen E. Walkers, of record in Instrument Number 20160922-0100072, Register's Office for Davidson County, Tennessee, dated September 15, 2016 and recorded on September 22, 2016. Scrivener's Affidavit correcting the legal description of record in Instrument Number 20170608-0057463, Register's Office for Davidson County, Tennessee, dated June 7, 2017 and recorded on June 8, 2017.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2023.

Nashville Pedal Tavern LLC

By. Peter N. Kootsikas, Managing Member

By: Ryan M. Lloyd, Member

STATE OF Minnesota)
COUNTY OF Hennepin)

Before me, the undersigned, of the State and County aforesaid, personally appeared Peter N. Kootsikas, 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 Managing Member of Nashville Pedal Tavern LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and official seal at office, this 25th day of May, 2023.

Notary Public

NEAL RUBIN-OTTMAR
NOTARY PUBLIC MINNESOTA
My Commission Expires Jan 31, 2027

My Commission Expires: 01/31/27

STATE OF Minnesota)
COUNTY OF Hennepin)

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan M. Lloyd, 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 Member of Nashville Pedal Tavern LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and official seal at office, this 25th day of May, 2023.

Notary Public

My Commission Expires: 01/31/27

NEAL RUBIN-OTTMAR
NOTARY PUBLIC MINNESOTA
My Commission Expires Jan 31, 2027