2

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
Bradley Arant Boult Cummings LLP (REL)
1600 Division Street, Suite 700
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1010327 DEEDQC
06/02/2023 08:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230602-0041563

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
712 Fourth LP c/o Promanas 6564 South State Road, Suite 400 Saline, MI 48176	093 150.01 800	Same as New Owner

QUITCLAIM DEED

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 and sufficiency of all of which are hereby acknowledged, **MICHAEL J. YARBROUGH, TRUSTEE, UNDER THE MICHAEL J. YARBROUGH REVOCABLE TRUST DATED JUNE 16, 2016** (the "**Grantor**"), has bargained and sold, and by these presents does hereby sell, assign and quitclaim to **712 FOURTH LP**, a Tennessee limited partnership ("**Grantee**"), Grantee's successors and assigns, any and all rights Grantor may have in certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This is improved property located at 712 4th Avenue South, Nashville, Davidson County, Tennessee 37210.

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Subscribed and sworn to before me this 01 day of June, 2023.

Notary Public
My Commission Expires: 08-24-2024

[SIGNATURE PAGE FOLLOWS]

4861-9356-9123.2

SIGNATURE PAGE
TO
QUITCLAIM DEED

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 1st day of June, 2023.

GRANTOR:

MICHAEL J. YARBROUGH, TRUSTEE UNDER THE MICHAEL J. YARBROUGH REVOCABLE TRUST DATED JUNE 16, 2016

By: _____
Michael J. Yarbrough, Trustee

STATE OF TENNESSSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael J. Yarbrough 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 Trustee of the Michael J. Yarbrough Revocable Trust dated June 16, 2016, the within named bargainor, a Tennessee trust and that he being authorized so to do executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as such trustee.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of June, 2023.

_____
Notary Public

My Commission Expires: _____

KAY M. TENPENNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
5-07-2024

[END OF SIGNATURES]

EXHIBIT A
Legal Description

712 4th Avenue South

SITUATED within the 19th Council District of Davidson County, Tennessee, being all of Lots 32, 33 & 34 and part of Lot 35 on the Plan of John W. Campbell's Addition to South Nashville, as of record in Book "U", Pages 682 & 683, Register's Office for Davidson County, Tn and being more particularly bounded and described as follows:

COMMENCING at an iron rod (CES) on the south right of way line of Elm Street & the east right of way line of 4th Avenue S, located South 81 Degrees 53 Minutes 26 Seconds East, a distance of 30.31 feet from the centerline intersection of Elm Street & 4th Avenue S;

Thence with the east right of way line of 4th Avenue S the following three (3) calls:

1) South 27 Degrees 35 Minutes 06 Seconds East, a distance of 76.01 feet to an iron rod (CES);
2) South 27 Degrees 35 Minutes 06 Seconds East, a distance of 29.89 feet to a 1/2" iron rod;
3) South 27 Degrees 35 Minutes 06 Seconds East, a distance of 34.44 feet to an iron rod (CES) and the **POINT OF BEGINNING**;

Thence leaving the east right of way line of 4th Avenue S, North 62 Degrees 23 Minutes 59 Seconds East, a distance of 138.50 feet to a spike on the west right of way line of Alley #147;

Thence with the west right of way line of Alley #147, South 27 Degrees 34 Minutes 38 Seconds East, a distance of 205.83 feet to a 1/2" iron rod on the north right of way line of Ash Street;

Thence leaving the west right of way line of Alley #147 and with the north right of way line of Ash Street, South 62 Degrees 24 Minutes 13 Seconds West, a distance of 138.47 feet to an iron rod (CES) on the east right of way line of 4th Avenue S;

Thence leaving the north right of way line of Ash Street and with the east right of way line of 4th Avenue S, North 27 Degrees 35 Minutes 06 Seconds West, a distance of 205.82 to the **POINT OF BEGINNING** and containing 28,503 sf or 0.654 acres more or less.

Being the same property conveyed to MIKE YARBROUGH by deed from SUNTRUST BANK, A GEORGIA STATE BANK, successor in interest of SUNTRUST BANK, NASHVILLE, N.A., of record in Instrument No. 20000216-0015472, Register's Office for Davidson County, Tennessee.

MIKE YARBROUGH further conveyed said property to MICHAEL J. YARBROUGH, TRUSTEE, UNDER THE MICHAEL J. YARBROUGH REVOCABLE TRUST, DATED JUNE 16, 2016, by Quitclaim Deed of record as Instrument No. 20160817-0085947, dated August 2, 2016, said Register's Office.

Certificate of Authenticity

I, Lisa Farris, 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 June 1, 2023.

Date

Lisa Farris

Affiant Signature

June 1, 2023

Date

State of Tennessee

County of Davidson.

Sworn to and subscribed before me this 01 day of June, 2023.

Notary's Signature

My Commission Expires: 10/22/2025

Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025