Karen Johnson Davidson County
Batch# 1011055 DEEDQC
06/05/2023 09:49:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20230605-0042264

This instrument prepared by:
Sherrard Roe Voigt & Harbison, PLC (KAB)
150 3rd Avenue South, Suite 1100
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map/Par.
Gupton Partners LLC	Gupton Partners, LLC	092-12-0-219.00 (Tract 1)
c/o 5000 Meridian Blvd.	c/o 5000 Meridian Blvd.	092-12-0-221.00 (Tract 2)
Suite 750	Suite 750	092-12-0-223.00 (Tract 3)
Franklin, TN 37067	Franklin, TN 37067	092-12-0-224.00 (Tract 3)
		092-12-0-225.00 (Tract 3)
		092-12-0-227.00 (Tract 4)
		092-12-0-228.00 (Tract 5)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 1ST day of June, 2023.

Notary Public

IRENE WORMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-29-2024

My Commission Expires: 7-29-2024

THE PURPOSE OF THIS DEED IS TO COMBINE THE PROPERTY INTO ONE PARCEL

For and in consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, GUPTON PARTNERS LLC, a Delaware limited liability company ("Grantor"), does hereby quitclaim unto GUPTON PARTNERS LLC, a Delaware limited liability company ("Grantee"), its, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 1623, 1621, 1617, 1615, 1611 and 1601 State Street, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand as of the 1ST day of June, 2023.

GRANTOR:

GUPTON PARTNERS LLC,
a Delaware limited liability company

By: CH GUPTON MANAGER LLC, a Delaware limited liability company, its Manager

By: _____
Robert G. Schaedle, III, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert G. Schaedle, III, Manager, 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 Manager of Manager of GUPTON PARTNERS LLC, a Delaware limited liability company, the within named bargainor, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Manager.

WITNESS my hand and seal at office in the aforesaid county and state, this the 1ST day of June, 2023.

_____
Notary Public

My Commission Expires: 7-29-2024

IRENE WORMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-29-2024

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled The 4-J. L.P. Subdivision, of record in Book 9700, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 1 being the same property conveyed to JOHN A. GUPTON COLLEGE, A TENNESSEE CORPORATION, by deed from 4-J, L.P., THE, A TENNESSEE LIMITED PARTNERSHIP, of record as Instrument No. 20060724-0088796, dated July 6, 2006, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled The 4-J. L.P. Subdivision, of record in Book 9700, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2 being the same property conveyed to JOHN A. GUPTON COLLEGE, A TENNESSEE NON- PROFIT CORPORATION, by deed from THE 4-J, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Book 10884, page 338, dated April 13, 1998, said Register's Office.

TRACT 3

Land in Davidson County, Tennessee, being Lot Nos. 328, part of Lot 329, and part of Lot 329, as shown on the map entitled Boyd Home Tract, of record in Book 21, page 39, said Register's Office.

Beginning at an existing iron pin on the southerly right-of-way line of State Street at the common corner of Lots 329 and 330 on the above noted Plan of Boyd Home Tract, said iron pin being 350+/- feet East of the easterly right-of-way line of 17th Avenue North as measured along the southerly right-of-way line of State Street; thence, with the southerly right-of-way line of State Street S 57° 35' 34" E, 100.0 feet to an existing spike of the common corner of Lots 327 and 328; thence, with the common line between Lots 327 and 328 S 32° 18' 30" E, 172.12 feet to an existing spike on the northerly right-of-way of a 16-foot alley, said point being N 32° 18' 30" W, 16.0 feet from the northeasterly corner of above-described Tract "A" (this survey); thence, with the northerly right-of-way line of said alley S 57° 43' 07" W, 100.00 feet to a railroad spike set at the common corner of Lots 329 and 330; thence; with the common

line between Lots 329 and 330 N 32° 18' 30" W, 171.90 feet to the point of beginning and containing 17,20 I square feet or 0.395 acres, more or less.

Tract 3 being the same property conveyed to JOHN A. GUPTON COLLEGE, by deed from WILLIAM H. FREEMAN, TRUSTEE, of record in Book 8508, page 99, dated December 13, 1991, said Register's Office.

TRACT 4

Being a tract or parcel of land located in the 19th Councilmanic District of Nashville, Davidson County Tennessee, being part of Lot No. 330 and Lot No. 331 on the Plan of John Boyd Home Tract of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee (R.O.D.C.), and bounded on the north by State Street, east by John A. Gupton College, south by Church Street Alley and the west by 4-J, L.P. and Sandra A. Joyner and being more particularly described according to a ALTA/ACSM Land Title Survey by J. Alan Cummings. Tennessee Registered Land Surveyor No. 2351, dated August 17, 2009 and revised on August 21, 2009, as follows:

Beginning at an existing iron pin in the southerly margin of State Street (5011.0.W.), at the northwest corner of the herein described tract, said pin being N59°15'10"E 284.46 feet from the easterly margin of 17th Avenue and the southerly margin of State Street; Thence, with the southerly margin of State Street (50' R.O.W.), North 59°23'38' East, a distance of 66.02 feet to an iron pin (set); Thence, with the westerly line of John A. Gupton College, of record in Deed Book 8508, Page 99, R.O.D.C., South 30°43'00' East, a distance of 169.00 feet to a PK nail (set) in the northerly margin of Church Street Alley (#378); Thence, with the northerly margin of alley no. 378, South 58°49'13" West, a distance of 100.00 feet to a PK nail (set); Thence, with the easterly line of 4-J, L.P., of record in Book 9359, Page 357, R.O.D.C., North 30°30'Or West, a distance of 73.00 feet to a PK nail (set); Thence, North 5r38'54' East, a distance of 32.89 feet to a PK nail (set) on top of curb; Thence, along or near the easterly line of Joyner, North 30°13'43" West, a distance of 96.00 feet to the Point of Beginning.

Tract 4 being part of the same property conveyed to JOHN A. GUPTON COLLEGE, A TENNESSEE NON-PROFIT CORPORATION, by deed from THE 4-J L.P., A TENNESSEE LIMITED PARTNERSHIP, of record as Instrument No. 20090827-0080750, dated August 27, 2009, said Register's Office.

TRACT 5

Land in Davidson County, Tennessee, being part of the west side of Lot 331, as shown on the map entitled Boyd's Home Tract, of record in Plan Book 21, page 39, said Register's Office.

BEGINNING at a point on the south side of State Street on the west line of Lot No. 331, Boyd's Home Tract, thence south along the line between Lots Nos. 331 and 332, 97 feet to a point: thence easterly in a line parallel to State Street, 33 1/3 feet to a point; thence northerly along a line parallel with the west line of Lot No. 331, 97, feet to a point on the south side of State Street; thence westerly along the south side of State Street, 33 1/3 feet to the point of Beginning.

BEING a part of the west side of Lot No. 331, Boyd's Home Tract as shown in Plan Book 21, Page 39, R.O.D.C., Tennessee, fronting 33 1/3 feet on the south side of State Street and extending back southerly between parallel lines 97 feet to a dead line.

Tract 5 being the same property conveyed to JOHN A. GUPTON COLLEGE, A NOT FOR PROFIT CORPORATION, by deed from SANDRA A. DISMUKES-JOYNER AND HUSBAND, AARON KENNETH JOYNER, of record as Instrument No. 20180419-0037147, said Register's Office.

The above-described tracts also being described as a single combined parcel by survey prepared by Jason Stivers, RLS #2219, with Stivers Land Surveying, Inc., dated August 24, 2021, Job No. 21-052, and being more particularly described as follows:

A tract of land in the 19th District, Davidson County, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of State Street, on the east by the western ROW of Alley #375, on the south by the northern ROW of Church Street Alley and on the west by the Frauvergnuegen tract as recorded in I.N. 201308190086862, Registers' Office Davidson County, Tennessee. Tract being described as follows:

Point of beginning being the northeastern corner of the said Frauvergnuegen tract and being on said southern ROW; thence with said southern ROW North 59°19'00" East a distance of 367.67' to a point;
thence with a curve turning to the right with an arc length of 20.60', with a radius of 15.00', with a chord bearing of South 81°21'40" East, with a chord length of 19.02', to a point;
thence with said western ROW South 42°05'43" East a distance of 144.26'to a point;
thence with a curve turning to the right with an arc length of 26.54', with a radius of 15.00', with a chord bearing of South 08°41'11" West, with a chord length of 23.21' to a a point;
thence with said northern ROW South 59°09'21" West a distance of 397.23' to a point;
thence with the said common line of the said Frauvergnuegen tract North 30°20'29" West a distance of 172.52' to the point of beginning.

Having an area of 68,294 square feet or 1.57 acres.

Being the same property conveyed to Gupton Partners, LLC, by Special Warranty Deed, dated as of April 25, 2022, of record as Instrument No. 20220511-0053779, and recorded on May 11, 2022, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Terrie A. Carlton, 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.

Terrie A. Carlton

Terrie A. Carlton

Date: June 2, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2023.

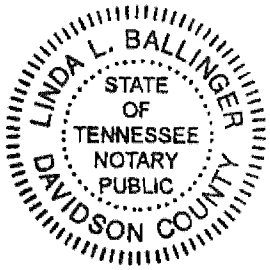
Linda L. Ballinger

Notary's Signature

My Commission Expires: 07-09-24

Date

Notary's Seal (if on paper)



NOTARY PUBLIC
Linda L. Ballinger
My Commission Expires
July 9, 2024
STATE OF TENNESSEE

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