This Instrument Prepared By
and Upon Recording Return To:
Josiah R. Reid, Esq.
Buchalter PC
15279 N. Scottsdale Rd., Ste. 400
Scottsdale, AZ 85254

Karen Johnson Davidson County
Batch# 1012214 DEEDQC
06/07/2023 08 55 58 AM 5 pgs
Fees $27 00 Taxes $0 00
20230607-0043125

QUITCLAIM DEED

Name and Address of New Owner:	Send Tax Bills To:	Parcel No.:
East Trinity Partners LLC 4303 Gallatin Pike, Ste. 103 Nashville, TN 37216 Attn: Bruce Most	East Trinity Partners LLC 4303 Gallatin Pike, Ste 103 Nashville, TN 37216 Attn: Bruce Most	07205017500 07205002600 07205003600 07205003700

STATE OF TENNESSEE)
COUNTY OF DAVISON)

The actual consideration or value, whichever is greater, for this transfer ~~is Zero Dollars~~ ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of June, 2023.

Notary Public

Rebecca Grant STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

My Commission Expires: 09/27/2026

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **EAST TRINITY PARTNERS LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim and transfer unto **EAST TRINITY PARTNERS LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in certain improved real property located in Davidson County, Tennessee, being more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

The purpose of this deed is to combine the referenced tax parcels that are adjacent into one tax parcel.

The Property is improved real property located at 905 and 907 East Trinity Lane and 3013 and 3015 Ambrose Avenue, Nashville, Tennessee 37207.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

SIGNATURE PAGE
TO
QUITCLAIM DEED

Witness my hand this 10th day of June 2023.

GRANTOR:

EAST TRINITY PARTNERS LLC,
a Tennessee limited liability company

By: _____
Bruce Most, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, notary public of the state and county aforementioned, personally appeared Bruce Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Manager of East Trinity Partners LLC, a Tennessee limited liability company, the within named bargainor, and that such person, as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by such person as Manager.

Witness my hand and seal, this 10th day of June 2023.

RGrant
NOTARY PUBLIC

Rebecca Grant
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

EXHIBIT A

to Quitclaim Deed

Description of Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract 1 (Tax Parcel Nos. 07205017500 and 07205002600)

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF ELLINGTON PARKWAY AND EAST TRINITY LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF EAST TRINITY LANE AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING EASTERLY ALONG SAID MARGIN 105 FEET, MORE OR LESS, FROM THE CENTERLINE OF THE NORTHBOUND RAMP ONTO ELLINGTON PARKWAY;

THENCE, WITH THE NORTHERLY MARGIN OF EAST TRINITY LANE, N83 DEGREES 37' 47" W., 34.82 FEET TO A POINT;

THENCE, N41 DEGREES 25' 31" W, 51.50 FEET TO A POINT;

THENCE, WITH THE EASTERLY MARGIN OF ELLINGTON PARKWAY, N00 DEGREES 44' 51" W, 147.64 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT;

THENCE, CONTINUING WITH SAID MARGIN, N04 DEGREES 41' 05" E, 647.93 FEET TO A POINT IN THE SOUTHERLY MARGIN OF NORTH HILL DRIVE;

THENCE, WITH SAID SOUTHERLY MARGIN, S87 DEGREES 00' 00" E, 146.50 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT NO. 19, SECTION ONE, ROTHWOOD OF RECORD IN PLAT BOOK 1424, PAGE 134, R.O.D.C.;

THENCE, WITH LOTS 19 THRU 27 OF SAID ROTHWOOD, S03 DEGREES 00' 00" W, 650.00 FEET TO A POINT IN THE NORTHERLY MARGIN OF A 20-FOOT ALLEY;

THENCE, WITH SAID MARGIN N87 DEGREES 00' 00" W, 85.16 FEET TO A POINT;

THENCE, WITH THE TERMINUS OF SAID ALLEY AND THE WESTERLY LINE OF HERMAN H. WILSON AND WIFE, RUBY OF RECORD IN DEED BOOK 8374, PAGE 954, R.O.D.C., S02 DEGREES 58' 30" W, 183.81 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EAST TRINITY PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NO, 202208030088264, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

Tract 2 (Tax Parcel No. 07205003700)

BEING LOT NO. 21 ON THE PLAN OF SECTION ONE, ROTHWOOD, AS OF RECORD IN BOOK 1424, PAGE 134.

SAID LOT NO. 21 FRONTS 70 FEET ON THE WESTERLY MARGIN OF AMBROSE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 180 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO EAST TRINITY PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM JOHN GUEST OF RECORD IN INSTRUMENT NO, 202110040133107, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tract 3 (Tax Parcel No. 07205003600)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22, ROTHWOOD, SECTION 1, AS OF RECORD IN BOOK 1424, PAGE 134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREIN MADE FOR A MORE COMPLETE DESCRIPTION OF METES AND BOUNDS.

BEING THE SAME PROPERTY CONVEYED TO EAST TRINITY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM JUDY S. SCOTT OF RECORD IN INSTRUMENT NO, 202203090026967, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.