Karen Johnson Davidson County
Batch# 1032695 DEEDQC
07/31/2023 12:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230731-0058888

QUITCLAIM DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
245 HERMITAGE PARTNERS, GP	Same as owner	See Exhibit A
(NAME) 7110 Peach Court	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 which are hereby acknowledged, **Riverside Park GP**, a Tennessee general partnership, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **245 Hermitage Partners, GP, a Tennessee general partnership**, (the "**Grantee**"), its successors and assigns, all of its right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein (the "**Property**").

This is unimproved property located at 245 Hermitage Avenue, Nashville, Tennessee 37210.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 14th day of November, 2022.

GRANTOR:

Riverside Park, GP,
a Tennessee general partnership

By: _____
Tony Harris, General Partner

STATE OF TENNESSEE)
Williamson
COUNTY OF ~~DAVIDSON~~)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Tony Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the General Partner of Riverside Park, GP, a Tennessee general partnership, the within named grantor, and being duly authorized, executed the foregoing instrument for the purposes therein contained on behalf of said partnership.

WITNESS my hand, at office, this 14th day of ~~O~~November, 2022.

Toni C Cebulski
Notary Public

My Commission Expires: 2/20/2023

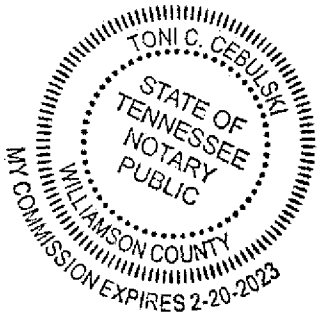


EXHIBIT A

DESCRIPTION OF THE PROPERTY

A certain condominium known as Units 102-407 (All of the Units) of the 245 Hermitage Condominium, as established pursuant to that certain Declaration Establishing 245 Hermitage Condominium dated May 12, 2022, of record as Instrument Number 20220513-0055438 Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to 245 Hermitage Partners GP, a Tennessee general partnership as to a 2/3 interest, and Riverside Park GP, a Tennessee general partnership as to a 1/3 interest, as tenants in common, by Warranty Deed from Siya Hospitality, LLC, Kentucky limited liability company, of record in Instrument No. 20210802-0103470, in the Register's Office for Davidson County, Tennessee, dated July 30, 2021, and recorded on August 2, 2021.

MAP-PARCEL NO.(S)

093 120 A 102.00 CO
093 120 A 103.00 CO
093 120 A 104.00 CO
093 120 A 201.00 CO
093 120 A 202.00 CO
093 120 A 203.00 CO
093 120 A 204.00 CO
093 120 A 205.00 CO
093 120 A 206.00 CO
093 120 A 207.00 CO
093 120 A 305.00 CO
093 120 A 306.00 CO
093 120 A 307.00 CO
093 120 A 301.00 CO
093 120 A 302.00 CO
093 120 A 303.00 CO
093 120 A 304.00 CO
093 120 A 405.00 CO
093 120 A 406.00 CO
093 120 A 407.00 CO
093 120 A 401.00 CO
093 120 A 402.00 CO
093 120 A 403.00 CO

TRUE COPY CERTIFICATION

I, Tifphany Wilson , 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 July 31, 2023.

Signature
Date: July 31, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 31st day of July, 2023 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025