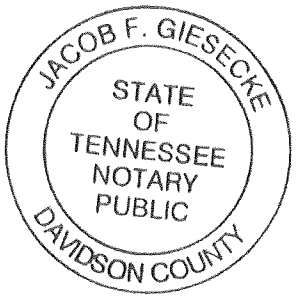
Karen Johnson Davidson County
Batch# 1063635 DEEDQC
10/23/2023 10:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231023-0082744

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 19th day of October, 2023.

Notary Public

My commission expires: 11/6/2023

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
500 Representative John Lewis Way South, Nashville, Tennessee 37206	New Owner	092-16-0-086.00

FOR AND IN CONSIDERATION of the sum of $0.00, HARI OHM ASSOCIATES PARTNERSHIP, a Tennessee general partnership, by these presents does hereby quitclaim and convey unto MIDTOWN HOSPITALITY PARTNERS, GP, a Tennessee general partnership, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 110 20TH AVENUE NORTH, NASHVILLE, TENNESSEE 37203.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 20 day of October, 2023.

HARI OHM ASSOCIATES PARTNERSHIP,
a Tennessee general partnership

By: _____

Name: Roshan Patel

Title: General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Roshan Patel, 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 General Partner of Hari Ohm Associates Partnership, the within named bargainor, a Tennessee general partnership, and that as such General Partner of the partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as Roshan Patel, General Partner of Hari Ohm Associates Partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of October, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 11/6/2023

JACOB F. GIESECKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Error! Unknown document property name.

Exhibit A

Legal Description

Tract 1:

Land in the 9th Ward of the City of Nashville, said County and State, being the Easterly 50 feet of the Westerly 100 feet of the Northerly part of Lot No. 149 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Beginning on the Southerly margin of Hayes Street, 50 feet Easterly from the Easterly margin of 20th Avenue North, formerly Boyd Avenue, being the Northeast comer of L. T. Webb's Lot; thence with the Southerly margin of Hayes Street, Easterly 50 feet; thence Southerly parallel with 20th Avenue North 172 feet, more or less, to the Northerly margin of an alley, the center line of which is midway between Hayes Street and West End Avenue; thence with the Northerly margin of said alley, Westerly 50 feet to said Webb's Southeast corner; thence with the Easterly line, Northerly 172 feet, more or less, to the beginning.

Tract 2:

Being the Northwest part of Lot No. 149 on the map of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the South side of Hayes Street and runs back between parallel lines, along the East margin of 20th Avenue, North 172 feet more or less to an alley.

Also described as follows:

Being a Parcel of Land in the 21st Council-Manic District within the Urban Services District of Metropolitan Nashville-Davidson County, Tennessee. Being Generally located to the south of Hayes Street, east of 20th Avenue North, and north of Alley No. 382. Being a portion of Lot 149 as shown on the Plan of the Subdivision of the Boyd Home Tract of record in Plat Book 21, Page 39, R.O.D.C., and being more particularly described as follows:

BEGINNING at a ½" Iron Rod (Old) with Cherry Cap in the southerly right-of-way of Hayes Street (50' Public Right-of-Way) at the common comer of Cooper Properties of record in Instrument No. 20170503- 0043855, R.O.D.C., and the Hollis & Hollis, LLC property of record in Deed Book 11673, Page 322, R.O.D.C.

THENCE, with said Cooper Properties S 30° 41' 30" E, 171.46 feet to a ½" Iron Rod (Old) in the northerly right-of-way of Alley No. 382;

THENCE, with said Alley No. 382, S 59° 24' 06" W, 100.00 feet to the westerly right-of-way of 20th Avenue North;

THENCE, with said 20th Avenue North N 30° 41' 30" W, 171.25 feet to said Hayes Street southerly right-of-way;

THENCE, with said Hayes Street N 59° 16' 54" E, 100.00 feet to the POINT OF BEGINNING;

Containing 17,135 Square Feet or 0.39 Acres, more or less.

As to Tracts 1 and 2, being the same property conveyed to HARI OHM ASSOCIATES PARTNERSHIP, a Tennessee general partnership, by Special Warranty Deed of record in Instrument No. 20200113-0003899 in the Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record in Instrument No. 20200113-0003900 in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Andrew Weiss, 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 October 20, 2023 (date of document).

Affiant Signature

10-23-23
Date

State of Georgia
County of DeKalb

Sworn to and subscribed before me this 23 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

