Karen Johnson Davidson County
Batch# 1081195 DEEDQC
12/12/2023 10:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231212-0095661

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 8th day of December 2023.

Natalina D. Eckerman

Notary Public

My Commission Expires: September 7, 2024

NATALINA D. ECKERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2024

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Name and Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Mainland Jefferson, LLC 1905 Acklen Avenue Nashville, TN 37212	Same	08213018200 08213018300 08213018600 08213018700

CONSOLIDATION QUITCLAIM DEED

WHEREAS, by Special Warranty Deed of record as Instrument No. 20201222-0152013, Register's Office for Davidson County, Tennessee, Nashville, **Mainland Jefferson, LLC**, a Tennessee limited liability company ("Mainland Jefferson"), is the owner of that certain real property in Davidson County, Tennessee, specifically described in Exhibit A attached hereto (the "Property").

WHEREAS, the Property is comprised of contiguous lots that have separate tax parcel identifications assigned thereto and as referenced in the above table.

WHEREAS, it is Mainland Jefferson's desire to have the separate tax parcels comprising the Property joined into one tax parcel, and to effectuate the same, Mainland Jefferson enters into this Consolidation Quitclaim Deed.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Mainland Jefferson (also identified as "Grantor"), does hereby quitclaim and convey unto itself, Mainland Jefferson (also identified as and together with its successors and assigns "Grantee"), all of Grantor's right, title and interest in and to the Property, which is described in Exhibit A, attached hereto and incorporated herein.

The Property is improved property known as 1104 7th Avenue North, 622 and 600 Jefferson Street, and 609 Madison Street, all in Nashville, Davidson County, Tennessee 37208. Upon consolidation the Property will be known as 600 Jefferson Street, Nashville, Davidson County, Tennessee 37208 and identified as Parcel Number 08213018700.

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

[Signatures on following page]

[Signature page to Consolidation Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 12th day of December 2023.

GRANTOR:

Mainland Jefferson, LLC,
a Tennessee limited liability company

By: Mainland Asset Management, LLC
a Tennessee limited liability company

By: _____
Kenneth M. Larish, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth M. Larish, 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 Mainland Asset Management, LLC, a Tennessee limited liability company, the manager of the within named bargainor, and that he as such manager of Mainland Asset Management, LLC, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as the manager of its manager.

Witness my hand and official seal, this 5th day of December 2023.

Kristy Ryan
Notary Public

My commission expires: 11/2/26

KRISTY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 99, as shown on the map entitled D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606-608, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the northerly margin of Jefferson Street, 11 3/4 feet westerly from the southeast corner of said lot, being the southwest corner of a lot conveyed by Godfrey M. Fogg, Admr. Etc. to the Mayor and City Council of Nashville, by deed of record in Book 45, page 226, said Register's Office; thence with the northerly margin of said street westerly 41 1/8 feet to the southeast corner of a part of said lot formerly owned by John Heun; thence parallel with the east line of said lot, northerly, 165 feet to the southerly margin of Madison Street, as widened; thence with the southerly margin of said street easterly 41 1/8 feet to the northwest corner of said lot owned by the City of Nashville; thence with the westerly line of said lot southerly 165 feet to the beginning.

TRACT 2:

Land in Davidson County, Tennessee, being part of Lot Nos. 99 and 100, as shown on the map entitled D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606-608, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the southeast corner of 7th Avenue, North, formerly Vine Street and Madison St., as widened; thence with the easterly margin of said Avenue southerly 73 feet; thence easterly parallel with Madison St., 134.425 ft., more or less, to the east line of that part of said Lot No. 99; conveyed to John Heun, by deed of record in Book 178, page 2, said Register's Office; thence with said line northerly 73 feet to the southerly line of Madison St., as widened; thence with said line of said street westerly 134.425 feet more or less, to the beginning.

TRACT 3:

Parcel A:

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 99 and the southeasterly part of Lot No. 100, as shown on the map entitled D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606-609, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the northerly margin of Jefferson Street 59 1/2 feet easterly from the easterly margin of 7th Avenue North, formerly Vine Street; thence northerly 92 feet; thence easterly 76.8 feet; thence southerly 92 feet to the northerly margin of Jefferson Street; thence with the same westerly 76.8 feet to the beginning. Also pursuant to Chancery Court order of July 5, 2011, in Case No. 10-929IV which appoints Cyrus L. Booker, Attorney, to serve as Receiver for Wilkerson Enterprises, LTD and Probate Court Order of February 20, 2013, in Case No. 12C 1790, which authorized this sale.

Parcel B:
Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 100, as shown on the map entitled D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 608 and 609, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the northeasterly intersection of Jefferson Street and 7th Avenue North; thence northerly along the easterly margin of 7th Avenue North, 92 feet to a point at the southwest corner of the property conveyed to Louis Glick by deed from L. Hershkovitz and wife, of record in Book 796, page 506, Register's Office for said County, said point being 73 feet south of Madison Street, as widened; thence easterly along Click's south line, parallel to Madison Street, as widened, 59 feet 3 inches, more or less, to the northwest corner of the property conveyed to S. D. Coleman by deed from Mrs. F. Z. Cartwright, of record in Book 1264, page 264, said Register's Office; thence along Coleman west line, southerly 92 feet, more or less, to the north line of Jefferson Street; thence with the margin of the same westerly 59 feet 3 inches more or less, to the beginning.

The herein conveyed REAL ESTATE is also described according to the ALTA/NSPS Land Title & Topographic Survey by L. Brandon Lambert, Tenn. RLS No. 2828, with S&ME Engineering Firm, dated November 2, 2020, certified December 17, 2020, and designated as Project Number 554920027, as follows, to wit:

Being a tract of land lying in the 19th Council District of Davidson County, Nashville, Tennessee, and being Lot 100 and a portion of Lot 99 of McGavock's 1st Addition to Nashville as recorded in Plat Book 10, Page 606, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the north by the southern right of way (ROW) of Madison Street, bounded on the east by Mainland Germantown, LLC, as recorded in Instrument Number 201510200106755, RODC, bounded on the south by the northern ROW of Jefferson Street, and bounded on the west by the eastern ROW of 7th Avenue North. Tract being more particularly described as follows:

POINT OF BEGINNING being a found drilled hole in concrete lying on the southeast ROW intersection of said 7th Avenue North and said Madison Street; thence along said southern ROW of Madison Street North 73°16'37" East 175.49 feet to a found iron rod with "ELLIOTT" cap; thence leaving said ROW of Madison Street and along the common line of said Mainland Germantown, LLC, South 27°32'44" East 170.13 feet to a found iron rod with "ELLIOTT" cap; thence leaving said common line and along said northern ROW of Jefferson Street South 73°22'08" West 175.87 feet to a found drilled hole in concrete; thence leaving said ROW of Jefferson Street and along said eastern ROW of 7th Avenue North, North 27°26'09" West 169.78 feet to the point of beginning.

Tract contains 29,328 square feet or 0.67 acres. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Mainland Jefferson, LLC, a Tennessee limited liability company, by Special Warranty Deed from Jefferson Street Investments, LLC, a Tennessee limited liability company, of record as Instrument No. 20201222-0152013, Register's Office for Davidson County, Nashville, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jack King, do hereby make oath that I am a licensed attorney (Tennessee Bar # 037571) 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 December 12, 2023 (date of document).

Affiant Signature

12/12/23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of December, 2023

Notary's Signature

My Commission Expires: 10/4/27.

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY