Karen Johnson Davidson County
Batch# 1081787 DEEDQC
12/14/2023 11:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231214-0096554

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nations Owner LLC 3102 West End Avenue, Suite 780 Nashville, TN 37203	Map 80 & Parcel No. 8	Nations Owner LLC 3102 West End Avenue, Suite 780 Nashville, TN 37203
This instrument prepared by: Petrina M. Markowitz, Esq. 86 Hall Farm Road New London, NH 03257		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AJ LAND COMPANY, LLC,** a Tennessee limited liability company, known of record as A.J. Land Company, LLC, a Tennessee limited liability company ("**Grantor**"), by these presents hereby sells, assigns and quitclaims to **NATIONS OWNER LLC**, a Delaware limited liability company ("**Grantee**"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 1650 54th Avenue North, Nashville, Tennessee.

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

STATE OF ~~TENNESSEE~~
COUNTY OF DAVIDSON District of Columbia

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

Affiant

Subscribed and sworn to before me this 13th day of December, 2023.

Notary Public
My Commission Expires:

KATHLEEN T. MCHUGH
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires October 31, 2024

KATHLEEN T. MCHUGH NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 10-31-24

HB: 4880-2592-3464.5

ELECTRONICALLY RECORDED BY:
Fidelity National Title Insurance Company
1620 L Street, NW, 4th Floor
Washington, D.C. 20036

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 13 day of December, 2023.

GRANTOR:

AJ LAND COMPANY, LLC, a Tennessee limited liability company

By: _____
Alfred T. Stewart, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brandi Norred Majorino the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alfred T. Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of **AJ LAND COMPANY, LLC,** a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager of **AJ LAND COMPANY, LLC,** a Tennessee limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself in his capacity as Chief Manager of **AJ LAND COMPANY, LLC,** a Tennessee limited liability company.

Witness my hand seal at office this 11th day of December, 2023.

_____
Notary Public

My Commission Expires: July 6, 2026

BRANDI NORRED MAJORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Signature Page to Quitclaim Deed]

HB: 4880-2592-3464.5

EXHIBIT A

Being a tract of land lying in the 20th Council District of Davidson County, Nashville, Tennessee. Said tract being bounded on the south by the northern ROW of CSX Railroad, bounded on the west by Missouri Portland Cement Company as recorded in Deed Book 3939, Page 38, Register's Office of Davidson County, Tennessee (RODC), bounded on the north by the low water mark of the Cumberland River as recorded in Instrument Number 20140702-0058429, RODC, bounded on the east by Lot 1, the western terminus of 54th Avenue North, and Lot 2 of Final Subdivision Plat and Unified Plat of record R. Manuel - Centennial Phase II as recorded in Instrument Number 20180621-0059910. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found 1/2" Iron Rod lying on said northern ROW of said CSX Railroad, being the southwest corner of said Lot 2 and the southeast corner of the herein described tract; thence with said northern ROW of CSX Railroad North 46 degrees 43' 06" West 594.85 feet to a found 2" Iron Pipe; thence leaving said northern ROW of CSX Railroad and with the common line of said Missouri Portland Cement Company North 02 degrees 36' 57" East, passing a found Iron Rod with cap stamped "RLS100" at 694.32 feet, and continuing for a total of 924.00 feet to a point lying on said low water mark of the Cumberland River; thence with said low water mark South 46 degrees 38' 19" East 662.08 feet to a point; thence leaving said low water mark and with the common line of said Lot 1, the western terminus of 54th Avenue North and said Lot 2, South 05 degrees 53' 42" West, passing a found Iron Rod with cap at 300.08 feet, and continuing for a total of 880.94 feet to the point of beginning. Tract contains 439.925 square feet or 10.10 acres. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to A. J. Land Company, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20140702-0058429 Register's Office for Davidson County, Tennessee, as corrected by that certain Scrivener's Affidavit of record in Instrument No. 20210416-0051248, Register's Office for Davidson County, Tennessee in which the correct name of the property owner is identified as AJ Land Company, LLC, a Tennessee limited liability company.

Together with a twenty foot perpetual easement and right of way as set forth in deed of record in Book 1113, page 214 as corrected in Book 1237, page 141, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Mark Badanowski, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of District of Columbia

County of N/A

Personally appeared before me, Kathleen McHugh, a notary public for this county and state, Mark Badanowski who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This 13th day of December, 2023

Notary's Signature

KATHLEEN T. MCHUGH
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires October 31, 2024

My Commission Expires:

Notary's Seal (If on paper)

KATHLEEN T. MCHUGH NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 10-31-24

202312140096554