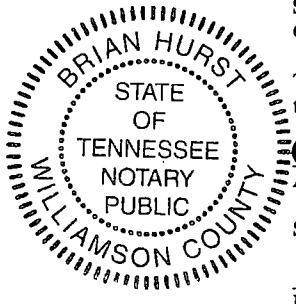
Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

Karen Johnson
Batch # 1085731
12/27/2023 11:31:18 AM
Fees: $22.00 Taxes: $0.00
20231227-0099352

Davidson County
DEEDQC
4 pgs



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 18 **day of** Dec **, 2023.**

Notary Public
My commission expires: 6.17.2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
The Joy at 14th, LLC	New Owner	070-15-0-004.00
41 Peabody Street		070-15-0-045.00
Nashville, TN 37210		070-15-0-003.00

THE PURPOSE OF THIS DEED IS TO COMBINE THE PROPERTY INTO ONE TAX PARCEL WITH ONE TAX PARCEL INDENTIFICATION NUMBER.

QUITCLAIM DEED

For and in consideration of the sum of Zero dollars & no/100 ($0.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Joy at 14th, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **The Joy at 14th, LLC, a Tennessee limited liability company,** their successors and/or assigns, the Grantor's entire right, title, and interest in and to the real property described as follows:

Tract 1

Being Lot No. 11, on Plat Book 57, pg. 26, Register's Office for Davidson County, TN; Located in Davidson County, State of Tennessee, and being further described as:

Being a parcel of land in the 2nd Councilmanic District of Davidson County, Tennessee and located east of 14th Ave North 144.06' from its terminus, and shown as Parcel 45 on Map 70-15 as evidenced in Instrument Number 20140422-0033750 in the Register's Office for Davidson County, Tennessee (RODCT), property of Twenty Holdings, LLC and being more particularly described as follows:

BEGINNING at an iron pin old in the easterly right-of-way of 14th Ave. N. and common corner with Lot 12 of record in Plat Book 57, pg. 26 and property of The Metro at 14th Ave. N, LLC, Thence N 80 deg. 11' 45" E, 149.49' to an iron pin old in the westerly right-of-way of Alley No. 1626 (12' wide);
Thence with the Alley, S 07 deg. 51' 43" E, 47.50' to an iron pin new and in the north right-of-way of Jennings Street at its intersection with Alley No. 1626;
Thence with Jennings Street, S 78 deg. 56' 23" W, 152.30' to an iron pin old at the corner of Jennings and 14th Ave. N; Thence with 14th Ave., N 04 deg. 52' 18" W, 51.00' to the POINT OF BEGINNING, and containing 7,409 sq. ft. or 0.170 acres, according to a survey by

WOLD/HFR Design Inc. Michael R. Williams RLS No. 1906 Project No. 227449.

Tract 2

Being Lot No. 12, on Plat Book 57, pg. 26, Register's Office for Davidson County, TN; Located in Davidson County, State of Tennessee, and being further described as:

Being a parcel of land in the 2nd Councilmanic District of Davidson County, Tennessee and located east of 14th Ave North 93.06' from its terminus, and shown as Parcel 4 on Map 70-15 as evidenced in Instrument Number 20140422-0033750 in the Register's Office for Davidson County, Tennessee (RODCT), property of Twenty Holdings, LLC and being more particularly described as follows:

BEGINNING at an iron pin old in the easterly right-of-way of 14th Ave. N. and common corner with Lot 1 Metro Centre Condominium Homes of record in Plat Book 5200, pg. 468 and property of The Metro at 14th Ave. N, LLC, Thence N 80 deg. 31' 25" E, 146.80' to an iron pin old and corner of Alley No. 1626 (12' wide and at its terminus);
Thence with the Alley, S 07 deg. 51' 43" E, 50.00' to an iron pin old and common corner with Lot 12 said plat and property of Twenty Holdings, LLC; Thence along the common Lot line of Lots 11 & 12, S 80 deg. 11' 45" 149.49' to an iron pin old in the east right-of-way of 14th Ave. N.; Thence with 14th Ave, N 04 deg. 52'18" W 51.00 to the POINT OF BEGINNING, and containing 7,466 sq. ft. or 0.171 acres, more or less according to a survey by WOLD/HFR Design Inc. Michael R. Williams RLS No. 1906 Project No. 227449.

Tract 3

Being Lot No. 1, on the Plan of Metro Centre Condominium Homes of record in Plat Book 5200, Page 468, Register's Office for Davidson County, TN; Located in Davidson County, State of Tennessee, and being further described as:

Being a parcel of land in the 2nd Councilmanic District of Davidson County, Tennessee and located east of 14th Ave North at its terminus, and shown as Parcel 3 on Map 70-15 as evidenced in Instrument Number 20120327-0025987 in the Register's Office for Davidson County, Tennessee (RODCT), property of The Metro at 14th, LLC and being more particularly described as follows:

BEGINNING at a Mag-nail old in the center of pavement and at the terminus of 14th Ave. N. right-of-way and a common corner with Metro Government property of record in Book 4793, pg. 558; Thence with Metro, N 04 deg. 52' 18" W, 120.52' to an iron pin new and common corner with the Granstaff, LP property of record in book 11225, pg. 82; Thence with the south line of Granstaff for the following 4 calls: N 81 deg. 35' 21" E, 74.15' to an iron pin old;
S 05 deg. 38'18" E, 40.46' to an iron pin old;
N 84 deg. 21' 42" E, 147.00 to an iron pin old;
S 05 deg. 37' 18" E, 163.68' to an iron pin old and in the north line of Mcdowell property of record in book 5444, pg. 468 and being parts of lots 13 & 14 Plat Book 57, pg. 26;
Thence with Mcdowell and the north line of Alley No. 1626', 12' wide at its terminus,
S 80 deg. 31' 25" W, 52.52' to an iron pin old and corner of Twenty Holdings, LLC property Parcel 4, Tract 2, and of record in Instru. No. 20140422-0033750 and being Lot 11, Block 37 in Plat Book 57, pg. 26;

Thence with Lot 12, S 80 deg. 31' 25" W, 146.80' to an iron pin old and in the east right-of-way of 14th Ave. N.;
Thence with 14th Ave, N 04 deg. 52' 18" W, 93.06' to a Mag-nail old at the terminus of 14th Ave. N.; Thence S 85 deg. 07' 42" W, 25.00 to the POINT OF BEGINNING, and containing 38,640 sq. ft. or 0.887 acres, more or less according to a survey by WOLD/HFR Design Inc. Michael R. Williams RLS No. 1906 Project No. 227449.

Being the same property conveyed to The Joy at 14th, LLC, a Tennessee limited liability company, by Warranty Deed from The Metro at 14th LLC, a Tennessee limited liability company, and Twenty Holdings, LLC, a Tennessee limited liability company, dated September 15, 2022 of record as Instrument No. 20220919-0103989, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **2420 A 14TH Avenue N, Nashville, TN 37208, 2418 A 14TH Avenue N, Nashville, TN 37208 and 2424 14TH Avenue N, Nashville, TN 37208.**

The transfer evidenced by this Quitclaim Deed is subject to that certain deed of trust in favor of FirstBank of record as Instrument No. 20220919-0103990, Register's Office for Davidson County, Tennessee and that certain collateral assignment of rents and leases in favor of FirstBank of record as Instrument No. 20220919-0103991, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances of record as may affect the property.

WITNESS my hand this 18 day of December, 2023.

The Joy at 14th, LLC
a Tennessee limited liability company

By: Sapphire Development Group, LLC
Its: Sole Member

By: Josephine Saffert
Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Josephine Saffert, Manager for Sapphire Development Group, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as such **Manager**.

Witness my hand, at office, this 18th day of December, 2023.

M.L. Schodroski
Notary Public

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON