Karen Johnson
Batch # 1085742
12/27/2023 11:57:02 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231227-0099367

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
689 Davidson Partners, LLC 689 Davidson Street Nashville, TN 37213	Same	093 08 0 090.00

This instrument prepared by: HOLLAND & KNIGHT LLP, John Bunge, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

JOHN BUNGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 3/3/25

NOTARY PUBLIC

My Commission Expires: 3/3/25

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, MARSHALL & BRUCE COMPANY, a Tennessee corporation ("Grantor") does hereby quitclaim and convey unto 689 DAVIDSON PARTNERS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to the following described land in Davidson County, Tennessee:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee lying south of Crutcher Street, west and south of South 7th and Davidson Street more particularly described as follows:

Beginning at an iron pin in the south margin of South 7th Street being the northeast corner of Washington Manufacturing Company; thence South 83° 27' East 867.50 feet with South 7th Street to a point; thence South 1° 50' East 19.80 feet to a point in the northerly margin of Davidson Street as relocated, thence South 76° 04' West 852.38 feet with said margin of Davidson Street to a point; thence leaving Davison Street North 06° 13' West 325.90 feet to the point of beginning, containing 3.35 acres, more or less.

Being the same property conveyed to Marshall & Bruce Company by deed dated November 28, 1986, of record in Book 7053, page 878, Register's Office for Davidson County, Tennessee.

This is improved property known as 689 Davidson Street, Nashville, TN 37213.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 22nd day of December, 2023.

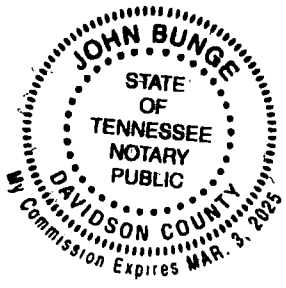
MARSHALL & BRUCE COMPANY

By: _____
Name: Robert L. Smith, Jr.
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert L. Smith, Jr., 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 President of Marshall & Bruce Company, a Tennessee corporation, the within-named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of December, 2023.



John Bunge
NOTARY PUBLIC
My Commission Expires: 3/3/25