Karen Johnson Davidson County
Batch# 1086318 DEEDQC
12/28/2023 02:52:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20231228-0099845

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Health and Educational Facilities Board of the Metropolitan Government of Nashville and Davidson County c/o Adams and Reese LLP 424 Church St., Suite 2700 Nashville, Tennessee 37219	Map/Parcel No. 071-02-0-202.00	Same as New Owner
This instrument prepared by: Erica Garrison, Esq., Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400, Nashville, TN 37203		

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, BRICK CHURCH PROPERTY LLC, a Tennessee limited liability company, as to an eighty and six hundred forty-three one-thousandths percent (80.643%) undivided interest, and STONES RIVER 2306 BRICK CHURCH LLC, a Tennessee limited liability company, as to a nineteen and three hundred fifty-seven one-thousandths percent (19.357%) undivided interest, as tenants in common (collectively, "Grantors"), by these presents hereby sell, assign and quitclaim to THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a Tennessee public non-profit corporation (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain improved real property known as 2306 Brick Church Pike, Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed subject to the real estate taxes for the year 2024 and subsequent years, and all limitations, restrictions and encumbrances of record including, but not limited to, those matters set forth on Exhibit B (the "Permitted Encumbrances").

[SIGNATURES ON FOLLOWING PAGES]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

DAVID GRANT LUIKEN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 20th day of December, 2023.

Notary Public
My Commission Expires: 11-3-25

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 20th day of December, 2023.

GRANTORS:

BRICK CHURCH PROPERTY LLC,
a Tennessee limited liability company

By: STONES RIVER BRICK CHURCH LLC,
a Tennessee limited liability company, its Sole Member

By: SR MANAGER, LLC,
a Tennessee limited liability company, its Manager

By: _____
Austen B. Helfrich, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David Grant Luiken Jr; the undersigned, a Notary Public in and for said County and State aforesaid, AUSTEN B. HELFRICH, 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 SR Manager, LLC, a Tennessee limited liability company, Manager of Stones River Brick Church LLC, a Tennessee limited liability company, Sole Member of BRICK CHURCH PROPERTY LLC, a Tennessee limited liability company, the within named bargainor, and that he in such capacity, being authorized so to do, executed the foregoing instrument for the purposes contain therein by himself as President of the Manager of the Sole Member of said company.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 20th day of December, 2023.

_____
Notary Public

My Commission Expires:
11-3-25

DAVID GRANT LUIKEN, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

STONES RIVER 2306 BRICK CHURCH LLC,
a Tennessee limited liability company

By: SR MANAGER, LLC,
a Tennessee limited liability company, its Manager

By: _____
Austen B. Helfrich, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David Grant Luiken, Jr., the undersigned, a Notary Public in and for said County and State aforesaid, AUSTEN B. HELFRICH, 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 SR Manager, LLC, a Tennessee limited liability company, Manager of STONES RIVER 2306 BRICK CHURCH LLC, a Tennessee limited liability company, the within named bargainor, and that he in such capacity, being authorized so to do, executed the foregoing instrument for the purposes contain therein by himself as President of the Manager of said company.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 20th day of December, 2023.

_____
Notary Public

My Commission Expires:
11-3-25

DAVID GRANT LUIKEN, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled the Final Plat for Lachmandas Property Brick Church Pike, of record as Instrument No. 20000601-0054286, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brick Church Property LLC, a Tennessee limited liability company, as to an eighty and six hundred forty-three one-thousandths percent (80.643%) undivided interest, as tenant in common, and to Stones River 2306 Brick Church LLC, as to a nineteen and three hundred fifty-seven one-thousandths percent (19.357%) undivided interest, as tenant in common, by deed from MSS Hotels LLC, a Tennessee limited liability company, of record as Instrument No. 20220418-0043995, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record as Instrument No. 20230607-0043264, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Matters shown on the Plan of record as Instrument No. 20000601-0054286, Register's Office for Davidson County, Tennessee.
2. Easements retained by Metropolitan Government of Nashville and Davidson County in Council Bill No. 63-168.
3. Access Easement Agreement of record as Instrument No. 20220725-0084343, Register's Office for Davidson County, Tennessee.
4. All matters shown on the plat of survey by Kevin David Crowe, Tenn. RLS No. 1979, with Crowe - Wheeler and Associates, dated December 2, 2021, last revised December 16, 2021, and designated as File: 21-456ALTA.DWG.
5. Construction Deed of Trust, Assignment of Rents, and Security Agreement executed by Brick Church Property LLC, a Tennessee limited liability company, and Stones River 2306 Brick Church LLC, a Tennessee limited liability company, to J. Overton Colton, Trustee, dated April 15, 2022, recorded April 18, 2022 at 9:53 a.m., of record in Instrument No. 20220418-0043996, Register's Office for Davidson County, Tennessee, given to secure the maximum principal amount of $6,300,000.00, payable to Truxton Trust Company, a Tennessee banking corporation, as modified by Modification Agreement executed by Brick Church Property LLC, a Tennessee limited liability company, and Stones River 2306 Brick Church LLC, a Tennessee limited liability company, dated June 7, 2023, recorded June 7, 2023 at 2:25 p.m., of record in Instrument No. 20230607-0043390, Register's Office for Davidson County, Tennessee, increasing the maximum principal amount secured by said Construction Deed of Trust, Assignment of Rents, and Security Agreement to $7,300,000.00.
6. Assignment of Rents and Leases executed by Brick Church Property LLC, a Tennessee limited liability company, and Stones River 2306 Brick Church LLC, a Tennessee limited liability company, in favor of Truxton Trust Company, a Tennessee banking company, dated April 15, 2022, recorded April 18, 2022 at 9:53 a.m., of record in Instrument No. 20220418-0043997, Register's Office for Davidson County, Tennessee, given to secure the maximum principal amount of $6,300,000.00, as modified by Modification Agreement executed by Brick Church Property LLC, a Tennessee limited liability company, and Stones River 2306 Brick Church LLC, a Tennessee limited liability company, dated June 7, 2023, recorded June 7, 2023 at 2:25 p.m., of record in Instrument No. 20230607-0043390, Register's Office for Davidson County, Tennessee, increasing the maximum principal amount secured by said Assignment of Rents and Leases to $7,300,000.00.
7. Tennessee Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Brick Church Property LLC, a Tennessee limited liability company, and Stones River 2306 Brick Church LLC, a Tennessee limited liability company, to Matthew P. Gabriel, Trustee, dated June 7, 2023, recorded June 7, 2023 at 2:25 p.m., of record in Instrument No. 20230607-0043391, Register's Office for Davidson County, Tennessee, given to secure the maximum principal amount of $3,315,366.00, payable to BlueHub Loan Fund, Inc., a Massachusetts nonprofit corporation.

8. Assignment of Leases, Rents, and Profits executed by Brick Church Property LLC, a Tennessee limited liability company, and Stones River 2306 Brick Church LLC, a Tennessee limited liability company, to BlueHub Loan Fund, Inc., a Massachusetts nonprofit corporation, of record in Instrument No. 20230607-0043392, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, D. Grant Luiken, 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 December 28, 2023.

12-28-2023
Date

D. Grant Luiken Jr.
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this ____ day of December 2023, personally appeared before me, Mark A. Krebs, a notary public for this county and state, D. Grant Luiken, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/1/24



