Karen Johnson Davidson County
Batch# 1120004 DEEDQC
04/05/2024 04:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240405-0024435

QUITCLAIM DEED

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 05 DAY OF April, 2024.

NOTARY PUBLIC

My Commission expires: 08-24-2024

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
COOKE/WILSON PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP	SAME	092-15-0-115.00
205 17th Avenue North, Suite 201		
Nashville, Tennessee 37203		

ALL INFORMATION WAS PROVIDED BY THE PARTIES. NO TITLE EXAMINATION WAS CONDUCTED AND BELL LAW SETTLEMENT SERVICES, LLC DOES NOT WARRANT ANY OF THE INFORMATION PROVIDED ON THIS DEED.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

22 DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

COOKE/WILSON PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

hereinafter referred to as Grantee, and its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is unimproved property, known as: **209 22nd Avenue N., NASHVILLE, TENNESSEE 37203**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 5th day of April, 2024.

22 DEVELOPMENTS LLC
BY: ANAN BHAKTA, AS AUTHORIZED AGENT

ACKNOWLEDGEMENT:

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Anan Bhakta**, 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 **Authorized Agent** of **22 Developments, LLC**, a Tennessee limited liability company and the within named bargainor, and that he as such **Authorized Agent**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its **Authorized Agent**.

Witness my hand and seal, at office in Tennessee, this 5th day of April, 2024.

Mary E Armor
Notary Public

My commission expires:_____

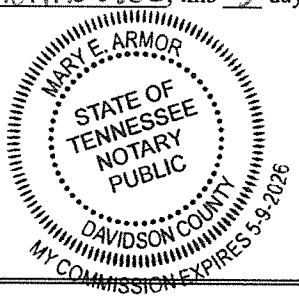


EXHIBIT 'A'

Being a Parcel of land lying in the 19th Council-Manic District within the Urban Services District, Metropolitan Nashville-Davidson County, Tennessee. Being generally located to the south of State Street, west of 22nd Avenue North, north of Elliston Place, and east of Louise Avenue. Being Lots 5-9, Elliston Plan of record in Book 161, Page 43, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a PK Nail (Old) at the southwest corner of the intersection of the southerly right-of-way line of State Street and the westerly right-of-way line of 22nd Avenue North;

Thence with the westerly right-of-way line of 22nd Avenue North, South 30° 47' 36" East, 253.26 feet to a PK Nail (New) at a corner common with Cooke/Wilson Properties, as of record in Book 9918, Page 576, at said Register's Office;

Thence with the northerly property line of Cooke/Wilson Properties, South 59° 08' 32" West, 144.21 feet to an Iron Rod (New) on the easterly right-of-way line of an Alley, 12 feet in width;

Thence with the easterly right-of-way line of said Alley, North 30° 33' 23" West, 253.93 feet to an Iron Rod (New) in the southerly right-of-way line of State Street;

Thence with the southerly right-of-way line of State Street, North 59° 24' 23" East, 143.17 feet to the POINT OF BEGINNING, containing 36,439 square feet, or 0.84 acres more or less.

This description was prepared from the survey of Barge Design Solutions, Brad Tyson Thomas, Tennessee R.L.S. #2431 dated March 29, 2024.

Being the same property conveyed to 22 DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JONATHAN B. PENNINGTON, AS SUCCESSOR TRUSTEE OF THE 1975 THOMAS GUV PENNINGTON TRUST, dated April 13, 2018, of record in Instrument No. 20180413-0035213, said Register's Office.

Also, being the same property conveyed to 22 DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NOTRUMP PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated April 13, 2018, of record in Instrument No. 20180413-0035214, said Register's Office.

Also, being the same property conveyed to 22 DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NOTRUMP PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JONATHAN B. PENNINGTON, TRUSTEE OF THE 1975 THOMAS GUV PENNINGTON TRUST, dated April 13, 2018, of record in Instrument No. 20180413-0035215, said Register's Office.

Also, being the same property conveyed to 22 DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 22 DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, recorded May 17, 2022, of record in Instrument No. 20220517-0056326, said Register's Office.

Certificate of Authenticity

I, Lisa Farris, 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 04-05-2024.

Date

Lisa Farris

Affiant Signature

04-05-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 05 day of April, 2024.

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY