Karen Johnson Davidson County
Batch# 1153913 DEEDQC
07/03/2024 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240703-0050121

THIS INSTRUMENT PREPARED BY: Catherine P. Oryl, Esq. Ottinger Law Group, PLLC 2001 Warfield Drive, Suite 201 Nashville, TN 37215 **Prepared from information furnished by the parties hereto without the benefit of a title examination.**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Stacey Parmer Affiant Subscribed and sworn before me this 28th day of June, 2024. Erica Allyn Notary Public My Commission Expires: (Affix Seal) ERICA ALLYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel:**
800 Meridian Partners, LLC Attn: W. McClain Towery 3201 Trevor Street, Suite 200 Nashville, TN 37209	New Owner	082-07-0-085.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and No/100 ($10.00),** and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Meridian Partners, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto **800 Meridian Partners, LLC,** a Tennessee limited liability company ("Grantee") certain improved real property located interest in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A hereto and incorporated herein by reference (the "Property").

The Property is improved property located at **800 Meridian Street, Nashville, Davidson County, Tennessee**.

Said Property is conveyed subject to such limitations, restrictions and encumbrances which may affect the Property.

[Signatures Continue on Following Page]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of this the 28 day of June, 2024.

GRANTOR:

Meridian Partners, LLC,
a Tennessee limited liability company

By: _____
W. McClain Towery
Its: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **W. McClain Towery**, 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 **Meridian Partners, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Grantor.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of June, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 03/09/2027 (seal)

EMILY N. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 09, 2027

EXHIBIT A

Description of Real Property

Being part of the Southerly one-half of Hancock Street, between Meridian Street and the first alley West of same, shown on the Map of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, of record in Book 57, Page 25, Register's Office of Davidson County, Tennessee, as closed and relocated by Bill No. 69-829 of the Council of Nashville and Davidson County, Tennessee, and in the office of the Clerk of said Council and described according to a survey made by Barge, Waggoner & Sumner, Engineers, December 13, 1967 (Disposition Survey Parcel 505-CA) as follows:

Beginning at an iron pin in the Westerly margin of Meridian Street, also being in the center of Hancock Street and 25 feet South of the Southwest corner of Meridian and Hancock Streets, as shown on the Original Map; running thence with the Westerly margin of Meridian Street, South 7°13' West 17.00 feet to an iron pin in the Northerly margin of Hancock Street, as relocated; thence with the Northerly margin Hancock Street, as relocated, North 82° 47' West, 4.51 feet to an iron pin in the beginning of a curve and with said curve with a radius of 199.75 feet in the Northwesterly direction, a distance of 81.36 feet to an iron pin in the Northerly margin of Hancock Street, as relocated, same also being in center of Hancock Street as original shown on the Map; thence with the center of same, South 83° 14' East 83.63 feet to the beginning.

Beginning at a point at the Northwest corner of Meridian Street and Hancock Street, thence North with the Western margin of Meridian Street 50 feet to a point; thence West and parallel with Hancock Street 174-1/2 feet to an alley; thence South with said alley 50 feet to the North margin of Hancock Street; thence to the Northern margin of Hancock Street 174-1/2 feet to the beginning.

Being the same property conveyed to Meridian Partners, LLC, a Tennessee limited liability company, by JH102, LLC, a Tennessee limited liability company by Special Warranty Deed dated December 21, 2015 and recorded on December 22, 2015 in Instrument No. 20151222-0128581, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 6/27/2024

Bainbridge Dillion
Affiant Signature

Date: 7/2/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2024.

Jodean M. King
Notary's Signature

Notary's Seal

My Commission Expires: 7/22/2025
Date: 7/2/2024

