Karen Johnson Davidson County
Batch# 1172567 DEEDQC
08/21/2024 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240821-0064267

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Music Row Developments LLC 1101 17th Avenue South Nashville, Tennessee 37212	SAME	Map No. 104-04 Parcel Nos. 108.00, 109.00, 110.00, 111.00, 112.00 and 113.00

This instrument prepared by: Music Row Developments LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this the 15 day of AUGUST, 2024.

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires May 3, 2027
My Commission Expires:_____

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, MUSIC ROW DEVELOPMENTS LLC, a Tennessee limited liability company ("Grantor"), by these presents, does hereby quitclaim and convey to MUSIC ROW DEVELOPMENTS LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 1/2" Iron Rod Found in the west margin of 17th Ave S (A 50' wide public R.O.W.) said 1/2" Iron Rod Found being a common corner with Lot 2 of the aforementioned of the Henry J. Lamar Washington Subdivision Of Lot No. 14 In O.B. Hayes Rokeby Addition;

THENCE along said west margin of 17th Ave S for the next 6 calls;
South 08°45'12" West, a distance of 49.87 feet to a 1" Iron Rod Found;
South 08°54'59" West, a distance of 49.98 feet to a 3/8" Iron Rod Found;
South 09°16'19" West, a distance of 49.96 feet to a 3/8" Iron Rod Found;
South 09°06'12" West, a distance of 50.05 feet to a Railspike Found;
South 08°55'43" West, a distance of 51.12 feet to a Nail W/ Shiner "KIMLEY-HORN";
South 08°55'43" West, a distance of 51.62 feet to a Nail W/ Shiner "KIMLEY-HORN" Set being the southeast-most corner of the herein described tract;

THENCE North 80°26'35" West, a distance of 157.58 feet along the common line of lands now or formerly of DOYLE, ROBERT W. per DB.6342-PG.26 R.O.D.C., TN. at 1109 17TH AVE S parcel id: 10404010700 to a 1/2" Iron Rod Found for corner in the east margin of Alley #442 (A 16' public R.O.W.);

THENCE with said east margin of Alley #442 for the next 6 calls;
North 09°32'45" East, a distance of 51.62 feet to a 1/2" Iron Rod Set with Red Cap "KHA";
North 09°32'45" East, a distance of 51.11 feet to a Railspike Found;
North 08°52'17" East, a distance of 49.97 feet to a 1/2" Iron Rod Found;
North 09°12'37" East, a distance of 49.91 feet to a Nail W/ Shiner "KIMLEY-HORN" Set;
North 09°12'37" East, a distance of 49.91 feet to an Angle Iron Found;
North 09°16'15" East, a distance of 50.60 feet to Angle Iron Found being the northwest-most corner of the herein described tract;

THENCE South 80°14'47" East, a distance of 156.02 feet along the common line of aforementioned Lot 2 of of the Henry J. Lamar Washington Subdivision Of Lot No. 14 In O.B. Hayes Rokeby Addition to the **POINT OF BEGINNING** and containing 47,455 square feet or 1.089 acres of land more or less as shown on ALTA/NSPS Land Title Survey by Kimley-Horn & Associates.

Being the same property conveyed to Music Row Developments LLC, a Tennessee limited liability company, by deeds of record as Instrument Nos. 20210607-0075894, 20210609-0077269, 20190513-0044682, 20190513-0044684, 20190513-0044368 and 20190513-0044683, Register's Office for Davidson County, Tennessee.

The purpose of this instrument is to consolidate six (6) parcels described in the deeds of record as Instrument Nos. 20210607-0075894, 20210609-0077269, 20190513-0044682, 20190513-0044684, 20190513-0044368 and 20190513-0044683, said Register's Office, into one (1) parcel.

The property herein conveyed is taken, and the conveyance herein is made, subject to that certain

Tennessee Deed of Trust, Security Agreement and Fixture Filing in favor of FirstBank, a Tennessee banking corporation, of record as Instrument No. 20190503-0044685, said Register's Office, as modified by First Modification of record as Instrument No. 20210609-0077270, said Register's Office; that certain Assignment of Leases and Rents in favor of FirstBank, a Tennessee banking corporation, of record as Instrument No. 20190503-0044686, said Register's Office, as modified by First Modification of record as Instrument No. 20210609-0077271, said Register's Office; and any other matters and encumbrances of record.

IN WITNESS WHEREOF, undersigned has hereunto set its hand this the 15th day of August, 2024.

MUSIC ROW DEVELOPMENTS LLC, a Tennessee limited liability company

By: _____

Name: Moni Advani

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 Moni Advani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be President of Music Row Developments LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15 day of AUGUST, 2024.

_____
NOTARY PUBLIC

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 3, 2027
My Commission Expires: _____

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TRUE COPY CERTIFICATION

I, Mollie Gass, 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 **August 15, 2024** (date of document).

Mollie Gass

8/21/24
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 8/21/24, before me, the undersigned, personally appeared Mollie Gass, who acknowledges that this certification of an electronic document is true and correct.

Samantha Birdsall
NOTARY PUBLIC

My Commission Expires: 9-8-25

