Karen Johnson Davidson County
Batch# 1173238 DEEDQC
08/22/2024 01:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240822-0064613

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:
Turner Henderson
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Paul Williams and Michelle Lewis, as Trustees c/o ASCAP / Office of the General Counsel 250 West 57th Street, 14th Fl. New York, NY 10107	Paul Williams and Michelle Lewis, as Trustees c/o ASCAP / Office of the General Counsel 250 West 57th Street, 14th Fl. New York, NY 10107	Tax Parcel ID No. 092-16-0-395.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AMERICAN SOCIETY OF COMPOSERS, AUTHORS AND PUBLISHERS**, a voluntary unincorporated association with its principal place of business in New York, New York ("Grantor") hereby quitclaims and conveys to **PAUL WILLIAMS** and **MICHELLE LEWIS**, as Trustees, and its successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to all improvements, structures and fixtures now constructed and completed or under construction on that certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (together with such real property and all rights and appurtenances pertaining thereto, collectively, the "Property")

This is improved property located at 2 Music Square West, Nashville, Davidson County, Tennessee.

THE PROPERTY IS SUBJECT TO ALL SUCH LIMITATIONS, RESTRICTIONS, LIENS, ENCUMBRANCES AND OTHER MATTERS AS MAY AFFECT THE PROPERTY. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE WHATSOEVER WITH RESPECT TO THE PROPERTY, WHETHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, AS TO THE STATUS OF TITLE TO THE PROPERTY, ANY AND ALL SUCH REPRESENTATIONS AND WARRANTIES BEING HEREBY EXPRESSLY DISCLAIMED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 10th day of June, 2024.

AMERICAN SOCIETY OF COMPOSERS, AUTHORS AND PUBLISHERS

By: _____
Name: Elizabeth Matthews
Its: Chief Executive Officer

STATE OF New York)

COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Elizabeth Matthews, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Executive Officer of the American Society of Composers, Authors and Publishers, and is authorized by such entity to execute this instrument on behalf of such entity.

WITNESS my hand, at office, this 10th day of June, 2024.

_____
Notary Public

My Commission Expires: _____

AUSTIN KWAME WILKINSON
Notary Public, State of New York
No. 01WI5051848
Qualified in New York County
Commission Expires November 13 2025

STATE OF New York)

COUNTY OF New York)

The actual consideration for this transfer is $0.

Paul Williams, Trustee

Sworn to and subscribed before me this 10th day of June, 2024.

Notary Public

My Commission Expires:

AUSTIN KWAME WILKINSON
Notary Public, State of New York
No. 01WI5051848
Qualified in New York County
Commission Expires November 13 2025

Michelle Lewis, Trustee

Sworn to and subscribed before me this 10th day of June, 2024.

Notary Public

My Commission Expires:

AUSTIN KWAME WILKINSON
Notary Public, State of New York
No. 01WI5051848
Qualified in New York County
Commission Expires November 13 2025

Exhibit A

Legal Description

Being a tract of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being Lot Nos. 66, 67 and 68 on the plan of O. B. Hayes' Small Lots, as of record in Plan Book 1, Page 69, Chancery Court at Nashville and being that portion of rights-of-way, abandoned along Division Street and Music Square West (Seventeenth Avenue, South) by Metropolitan Council Bill No. 77-577, located in the southeasterly quadrant of said Division Street and Music Square West and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Division Street as established by Metropolitan Council Bill 77-577, said point being at the intersection with the westerly margin of the first alley easterly from the westerly margin of Music Square West and the northeasterly corner of the herein described parcel;

THENCE, with said westerly margin S 08° 45' 00" W, 180.62 feet to a point;

THENCE, leaving said westerly margin with the northerly line of the property conveyed to Tree Publishing Company, Inc. by deed of record in Book 4515, Page 243, R.O.D.C., and Book 5118, Page 260, R.O.D.C., N 82° 36' 46" W, 156.19 feet to a point in the easterly margin of Music Square West;

THENCE, with said easterly margin N 08° 45' 00" E, 159.05 feet to a point;

THENCE, continuing with said easterly margin with a curve to the right 22.48 feet to a point in the southerly margin of Division Street, said curve having a central angle of 85° 50' 56", a radius of 15.00 feet, a tangent of 13.95 feet and a chord of N 51° 40' 28" E, 20.43 feet;

THENCE, with said southerly margin of Division Street S 85° 24' 04" E, 156.55 feet to the point of beginning.

Being the same property conveyed to Morton Gould and Marilyn Bergman, Trustees by Warranty Deed dated December 20, 1986 and recorded December 22, 1986, of record in Book 7077, page 329, Register's Office for Davidson County, Tennessee. See also Amended Land Trust Agreement that further amended the trustees of record in Book 10650, page 294, and then to Paul Williams and Michelle Lewis, as Trustees, in Instrument No. 20240821-0064136, in said register's office.

For Information Only: Said premises are known as 2 Music Sq W, Nashville, TN 37203 and designated as Tax ID No. 09216039500 as shown on the Tax Map of the County of Davidson.

Certificate of Authenticity

I, Lucretia Albert, 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 21, 2024.

Date

Lucretia Albert

Affiant Signature

08/21/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of August, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202408220064613