This Instrument Prepared By:
Ronald H. Bice, Jr.
Attorney at Law
203 Deerfield Lane
Franklin, TN 37069

Karen Johnson Davidson County
Batch # 1174820 DEEDQC
08/27/2024 01:24:11 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240827-0065876

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
South Second Avenue LLC 6608 Amanda Way Murfreesboro, TN 37129	Same	105-08-112.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid to **SOUTH SECOND AVENUE LLC**, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, **WILLIAM B. BASS and SARA C. BASS, TRUSTEES OF THE WILLIAM B. BASS AND SARA C. BASS REVOCABLE TRUST,** have this day quitclaimed, bargained and sold, and do hereby transfer and convey unto the said **SOUTH SECOND AVENUE LLC**, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A CERTAIN LOT OR PARCEL OF LAND SITUATED IN SOUTH NASHVILLE, NASHVILLE, DAVIDSON COUNTY TENNESSEE, ON THE WATERS OF BROWNS CREEK. KNOWN AS THE OLD PAPER MILL LOT, AND DESCRIBED ACCORDING TO A COPY OF SURVEY MADE NOVEMBER 5, 1953, BY GEO W. WATKINS, SURVEYOR, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT A CORNER OF THE STONE WALL IN THE SOUTH MARGIN OF FACTORY STREET, IN THE WEST LINE OF WHAT IN 1880 WAS A 50-FOOT STREET, AS SHOWN ON THE PLAN OF LUMSDEN'S THIRD ADDITION, AS OF RECORD IN BOOK 57, PAGE 106, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SOUTH MARGIN OF FACTORY STREET, AND ALONG THE SOUTH MARGIN OF AN ALLEY, WESTERLY 663.7 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE NASHVILLE RAILWAY & LIGHT COMPANY, BEING A FENCE LINE; THENCE WITH THE MARGIN OF SAID RIGHT-OF-WAY AND THE SAME EXTENDED, SOUTH 23 DEGREES EAST 460 FEET TO A RAILROAD SPIKE IN THE NORTHERLY MARGIN OF A 40-FOOT STREET RUNNING ALONG THE NORTHERLY MARGIN OF N. C. & ST.L.
RAILROAD RIGHT-OF-WAY; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET, SOUTH 55 DEGREES EAST 232 FEET TO ANOTHER RAILROAD SPIKE, IN THE NORTHERLY MARGIN OF CULVERT STREET; THENCE WITH THE MARGIN OF THE SAME, SOUTH 81 DEGREES 30' EAST 94 FEET TO A POINT IN THE CENTER LINE OF BROWN'S CREEK; THENCE

WITH THE CENTER LINE OF SAME, NORTH 55 DEGREES 45' EAST 140 FEET, NORTH 26 DEGREES 30' EAST 160 FEET TO A POINT IN THE WEST OF LUMSDEN'S THIRD ADDITION, IN THE WESTERLY LINE OF A 50-FOOT ABANDONED STREET, HEREIN REFERRED TO; THENCE NORTHERLY ALONG THE CENTER OF SAID CREEK, AND ALONG SAID STONE WALL HEREINABOVE REFERRED TO, NORTH 1 DEGREE 15' WEST 339.4 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LAKESHORE VENTURES, L.LC. BY QUIT-CLAIM DEED FROM CROWN ENTERPRISES, INC., A MICHIGAN CORPORATION, AS A SUCCESSOR BY MERGER INTO AND WITH THE CROWN ENTERPRISES, INC., A TENNESSEE CORPORATION,
AS A SUCCESSOR BY MERGER INTO MOTORWAYS INVESTMENT CORPORATION, A TENNESSEE CORPORATION RECORD IN INSTRUMENT NO. 200606150071446, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED IS A PORTION OF SAID PROPERTY HAVING BEEN CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN BOOK 8493, PAGE 479, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON BROWN'S CREEK SOUTH OF FACTORY STREET (50-FOOT ROW) AND NORTH OF CULVERT STREET (50-FOOT ROW) BEING MORE FULLY DESCRIBED AS FOLLOWS:

TRACT NO. 118 E-1 (PERMANENT CHANNEL IMPROVEMENT EASEMENT)

BEGINNING AT AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF FACTORY STREET AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN A DEED TO ROSE BREYER MARTIN, TRUSTEE FROM DAVID S. MORSE AND ROSE BREYER MARTIN, TRUSTEES, RECORDED IN DEED BOOK 3534, PAGE 625 R.O.D.C., TENNESSEE AND PROCEEDING AS FOLLOWS:

WITH THE WEST LINE OF THE ROSE BREYER MARTIN, TRUSTEE, PROPERTY, THE WEST END OF ALLEY AND THE WEST END OF INDUSTRY STREET, SOUTH 05 DEGREES 24' 20" WEST 339.40 FEET TO AN IRON PIN SET AT THE NORTH CORNER OF A TRACT CONVEYED TO MORRIS LEVINE
FROM HATTIE COLEMAN RECORDED IN DEED BOOK 5614, PAGE 519, R.O.D.C., TENNESSEE; THENCE WITH THE WEST LINE OF LEVINE SOUTH 30 DEGREES 39' 20" WEST 160.00 FEET TO AN IRON PIN SET; THENCE SOUTH 55 DEGREES 20' 13" WEST 153.22 FEET TO AN IRON PIN SET ON THE
NORTH RIGHT-OF-WAY LINE OF CULVERT STREET AT LEVINE'S SOUTHWEST CORNER; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF CULVERT STREET NORTH 80 DEGREES 08' 22" WEST 68.23 FEET TO AN IRON PIN SET; THENCE WITH A SEVERANCE LINE, NORTH 37 DEGREES 04'
16" EAST 78.75 FEET TO AN IRON PIN SET; THENCE NORTH 53 DEGREES 39' 28" EAST 103.43 FEET TO AN IRON PIN SET; THENCE NORTH 45 DEGREES 31' 29" EAST 125.42 FEET TO AN IRON PIN SET; THENCE NORTH 28 DEGREES 57' 08" EAST 46.31 FEET TO AN IRON PIN SET; THENCE NORTH 18 DEGREES 16' 18" EAST 84.58 TO AN IRON PIN SET; THENCE NORTH 09 DEGREES 56' 34" EAST 102.85 FEET TO AN IRON PIN SET; THENCE NORTH 04 DEGREES 13' 49" EAST

118.06 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF FACTORY STREET; THENCE WITH SAID LINE SOUTH 85 DEGREES 24' 22" EAST 11.15 FEET TO THE BEGINNING AND CONTAINING 26,912 SQUARE FEET OR 0.618 OF AN ACRE, MORE OR LESS.

TRACT NO. 118 E-2 (TEMPORARY CONSTRUCTION EASEMENT)

BEGINNING AT AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF CULVERT STREET THAT IS N 80 DEGREES 08' 22" W 68.23 FEET FROM AN IRON PIN AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO MORRIS LEVINE FROM HATTIE COLEMAN AS RECORDED IN DEED BOOK 5614, PAGE 519, R.O.D.C., TENNESSEE AND PROCEEDING AS FOLLOWS:

WITH THE NORTH RIGHT-OF-WAY LINE OF CULVERT STREET NORTH 80 DEGREES 08' 22" WEST 19.11 FEET; THENCE LEAVING CULVERT STREET WITH A SEVERANCE LINE THAT IS PARALLEL WITH TRACT 118 E-1 ABOVE, NORTH 37 DEGREES 04' 16" EAST 89.98 FEET; THENCE NORTH 53 DEGREES 39' 28° EAST 104.69 FEET; THENCE 45 DEGREES 31' 29" EAST 101.27 FEET; THENCE SOUTH 44 DEGREES 28' 310" EAST 17.00 FEET TO A POINT ON THE WEST MARGIN OF TRACT 118 E-1; THENCE WITH SAID MARGIN, SOUTH 45 DEGREES 31' 29" WEST 102.48 FEET TO AN IRON PIN;
THENCE SOUTH 53 DEGREES 39' 28" WEST 103.43 FEET TO AN IRON PIN;
THENCE SOUTH 37 DEGREES 04' 16" WEST 78.75 FEET TO THE BEGINNING AND CONTAINING 4,935 SQUARE FEET OR 0.113 OF AN ACRE, MORE OR LESS.

THE TWO ABOVE DESCRIBED TRACTS ARE PARTS OF PARCEL 112 ON DAVIDSON COUNTY PROPERTY MAP 105-8 AND PARTS OF THE PROPERTY CONVEYED TO MOTORWAYS INVESTMENT CORPORATION FROM MORRIS A. CORNSWET, ABE CORNSWET AND HARRY E. CORNSWET BY DEED DATED NOVEMBER 13, 1953 AND RECORDED IN DEED BOOK 2204,
PAGE 16, R.O.D.C, TENNESSEE.

Being the same property conveyed to WILLIAM B. BASS and SARA C. BASS, TRUSTEES OF THE WILLIAM B. BASS AND SARA C. BASS REVOCABLE TRUST William B. Bass and wife, Sara C. Bass, by Quitclaim deed from William B. Bass and wife, Sara C. Bass of record as Instrument No. 20080206-0012461, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of record;4)All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations; and 7) All matters which would be revealed by an accurate survey of the Real Estate conforming to the minimum standard requirement s for ALTA surveys.

This is improved property located at: 1500 South Second Avenue, Nashville, Tennessee.

Witness our hands this 20th day of August, 2024.

THE WILLIAM B. BASS AND SARA C. BASS REVOCABLE TRUST

William B. Bass
WILLIAM B. BASS, TRUSTEE

Sara C. Bass
SARA C.. BASS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater of this transfer is $ -0-.

William Bass
Affiant

Subscribed and sworn to before me, this the 20th day of August, 2024.

Ronald H Bice Jr
Notary Public
My Commission Expires: 09/08/24

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, William B. Bass and Sara C. Bass, Trustees, the Bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument by signing their names in their capacity as Trustees for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of August, 2024.

Ronald H Bice Jr
Notary Public
My Commission Expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN