Karen Johnson Davidson County
Batch# 1185106 DEEDQC
09/23/2024 02:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240923-0073678

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
800 Main Development Partners, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attn: Andy Neuman	Map-Parcel No. 082-16-0-067.00	800 Main Development Partners, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attn: Andy Neuman
This instrument prepared by: Bradley Arant Boult Cummings LLP (JRG), 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAIM DEED

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, LEIGH-LAND STABLES LLC, a Tennessee limited liability company, and MILDRED HUDGINS REALTY, LLC, a Tennessee limited liability company (collectively, the "Grantor"), by these presents hereby quitclaims to 800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 823 Woodland Street, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

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

Notary Public
My Commission Expires: 11/8/27

BRANDY CATALANOTTO TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

[SIGNATURES ON FOLLOWING PAGE]

4872-1340-7204.2

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 19 day of September, 2024.

GRANTOR:

LEIGH-LAND STABLES LLC

By: Jeana Hein
Name: Jeana Hein
Title: Chief Manager

MILDRED HUDGINS REALTY, LLC

By: Jeana Hein
Name: Jeana Hein
Title: Chief Manager

[NOTARIES ON FOLLOWING PAGE]

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, J.J. Dillingham, a Notary Public within and for said State and County, duly commissioned and qualified, 11/03/2021, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Chief Manager of LEIGH-LAND STABLES LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Chief Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the company by him/herself as such Chief Manager.

Witness my hand seal at office this 19 day of September, 2024.

J.J. Dillingham
Notary Public

My Commission Expires: 11/03/2025

J. DILLINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, J.J. Dillingham, a Notary Public within and for said State and County, duly commissioned and qualified, 11/03/2021, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Chief Manager of MILDRED HUDGINS REALTY, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Chief Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the company by him/herself as such Chief Manager.

Witness my hand seal at office this 19 day of September, 2024.

J.J. Dillingham
Notary Public

My Commission Expires: 11/03/2025

J. DILLINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

[END OF SIGNATURES]

EXHIBIT A

DESCRIPTION OF PROPERTY

Being a Tract of Land in Davidson County, Tennessee, being Lot No. 28 and 29 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, Page 13, of the Chancery Court at Nashville and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the northerly right-of-way line of Woodland Street and the westerly right-of-way line of South 9th Street;

Thence with the northerly right-of-way line of Woodland Street, South 65 deg 07 min 29 sec West, 969.82 feet to an iron rod set at a corner common with 800 Main Development Partners, LLC, as of record in Deed Instrument No. 20210702-0090259, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Woodland Street with the easterly property line of 800 Main Development Partners, LLC, North 25 deg 03 min 36 sec West, 170.01 feet to an iron rod set on the southerly right-of-way line of Alley No. 258;

Thence with the southerly right-of-way line of Alley No. 258, North 65 deg 07 min 29 sec East, 100.06 feet to an iron rod set on the westerly righ-of-way line of South 9th Street;

Thence with the westerly right-of-way line of South 9th Street, South 24 deg 58 min 42 sec East, 170.01 feet to the point of beginning.

This being the same property conveyed to Leigh-Land Stables, LLC as to 49.5% interest and Mildred Hudgins Realty, LLC, as to 50.5% interest by Quitclaim Deed from THH Realty, LLC of record in Instrument No. 20130722-0075220 Register's Office for Davidson County, Tennessee, dated June 13, 2013 and recorded on July 22, 2013.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 September 19, 2024 (date of document).

Affiant Signature

September 19, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of September, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON