Karen Johnson Davidson County
Batch# 1213112 DEEDQC
12/06/2024 12:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241206-0094881

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
2500 W. Heiman LP 401 Church St 30th Floor, Ste 3000 Nashville, TN 37219	New Owner	08100003300 08100003400 08100003500 08100003600

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **2500 W. HEIMAN, LP, A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **2500 W. HEIMAN, LP, A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

***** THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE THE MAP & PARCEL NUMBERS INTO ONE MAP AND PARCEL NUMBER. *****

Tract I:
Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Georgia Industrial Realty Company's North Nashville Property of record in Book 421, Page 188, said Register's Office, to which reference is hereby made for a more particular description thereof.

Included but expressly excluded from the above-described premises is property conveyed and described in Book 2338, Page 570, Book 2338, Page 587, Book 2436, Page 93, and Book 3253, Page 17, as of record in the Register's Office for a more complete description.

Tract II:
Certain tract of land situated and being in the County of Davidson, State of Tennessee, more fully described as follows:

Being part of Lot 3 as shown on the Map of Georgia Industrial Realty Company's North Nashville Property of record in Book 421, Page 188, Register's Office for said County, and described according to a survey made by James A. Hamilton, Jr. Surveyor, dated December 6, as revised December 12, 1961, as follows:

Beginning at an iron pin in the North margin of Heiman Street (formerly Bosley Road) at the common corner of Lot Numbers 3 and 4, said plat; thence along the line between said Lots 3 and 4, North 13 degrees 00 minutes West 96 feet to a concrete monument thence continuing along the line between Lot Numbers 3 and 25, said plat, North 13 degrees 00 minutes West 507.87 feet to an iron pin; thence continuing with the line between said Lots 3 and 25, North 40 degrees 33 minutes West 438.90 feet to an iron pin at the North comer of Lot 3; thence along• thé line between said Lots 2 and 3, South 13 degrees 00 minutes East 793 feet to an iron pin located 200 feet North of Heiman Street; thence North 77 degrees 00 minutes East 153 feet to an iron pin; thence South 13 degrees 00 minutes East 200 feet to an iron pin in the North margin of Heiman Street; thence with the North margin of Heiman Street, North 77 degrees East 50 feet to the point of beginning.

Tract Ill:
Real estate situated near the City of Nashville, County of Davidson and State of Tennessee, and lying and being immediately North of the Bosley Road West of the right of way of the Tennessee Central Railroad, more particularly described as follows, to-wit:

Beginning at a point 47.5 feet (measured along Bosley Road) West of the West line of right of way of Tennessee Central Railroad, and 7 feet from the center line of the so called elevator tract, and run thence with said Bosley Road South 77 degrees West 549.5 feet to the East line of Lot No. 3 of Subdivision of Georgia Industrial Realty Company's property according to survey of W.B. Southgate, made in December, 1921, of record in the office of . the Register of Davidson County, Tennessee; thence North 13 degrees with the said East line of said Lot No. 3, 96 feet, more or less, to a point 19 feet North of the center line of a spur tract; thence North 77 degrees East, parallel with and 19 feet North of the center line of said spur tract, 274 feet; thence continuing in an Easterly direction by a curve to the right with a radius of 637.3 feet a distance of 189 feet, more or less, to a point which is 7 feet West of the center line of the so called elevator tract; thence Southeastwardly parallel with and at all points 7 feet West of the center line of said elevator tract 112 feet, more or less, to the beginning, said parcel of land containing 1.05 acres, more or less.

Tract IV:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land being a part of Lot 25 as shown on the Map of Georgia Industrial Realty Company's Property in the City of Nashville, Davidson County, Tennessee and lying immediately North of West Heimann Street (formerly Bosley Road) and West of the right of way of the Cheatham County Rail Authority Railroad, and being more particularly described as follows: Beginning at a found iron rod in the North margin of West Heiman Street (formerly Bosley Road), said iron rod being the most Eastern comer of the Mrs. Bess Rosenblum Bubis property as recorded in Deed Book 5097, page 712, in the R.O.D.C. thence; North 65 degrees 13 minutes 16 seconds West along the Northern line of said Bubis property for a distance of 112.15 feet to a set iron rod with cap, thence; Along a curve to the left along the Northern line of said Bubis property for a distance of 189.00 feet to a found iron rod, said curve having a radius of 637.30 feet, a chord bearing South 85 degrees 59 minutes 42 seconds West, a chord distance of 188.31 feet, thence; South 77 degrees 27 minutes 32 seconds West along the Northern line of said Bubis property for a distance of 274.07 feet measured (274.00 feet deed) to a found iron rod at the Northwest corner of said Bubis property; and the Southwest corner of this tract, thence; North 12 degrees 32 minutes 49 seconds West along the Eastern line of the Marvin R. Bubis and Bese M. Bubis property as of record in Deed Book 4478, page 871, in the R.O.D.C. for a distance of 510.88 feet measured (507.87 deed) to a found railroad spike, thence; North 40 degrees 00 minutes 00 sec West along the North Western line of said Bubis property for a distance of 219.17 feet to a found iron rod at the Southwest corner of the Metropolitan Development and Housing Agency property as recorded in Deed Book 8496, page 190, in the R.O.D.C., thence; North 50 degrees 10 minutes 33 seconds East along the Southern line of said Metropolitan property for a distance of 250.00 feet to a set iron rod with cap and the West right of way for the Cheatham County Rail Authority Railroad, thence; South 40 degrees 00 minutes 00 seconds East along the said West right of way line for a distance of 1,032.17 feet to a set iron rod with cap in the North margin of said West Heiman Street, thence; South 77 degrees 27 minutes 32 seconds West along the North margin of said West Heiman Street a distance of 47.55 feet measured (47.5 feet Deed Book 5097, page 712) to the Point of Beginning, containing 6.70 acres, more or less, according to a survey dated April 2, 2002, by R. Lamar Bullock, Tennessee Registered Land Surveyor #2076, and of record as Instrument No. 20040311-0028173, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 2500 W. Heiman, LP, a Tennessee limited partnership by Deed of record in Instrument No. 20221205-0126702, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 2500 W. Heiman, LP, a Tennessee limited partnership, with a 95% undivided interest, and LV Plaza LLC, an Ohio limited liability company, with a 5% undivided interest, by Deed of record in Instrument No. 20240624-0046889, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to 2500 W. Heiman, LP, a Tennessee limited partnership, by quitclaim deed from LV Plaza, LLC, an Ohio limited liability company, of record in Instrument No. 20241202-0093368, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2500 W Heiman St., Nashville, TN 37206.

Witness my hand this the 6 day of December 2024.

2500 W. Heiman, LP,
a Tennessee limited partnership

By: _____

Name: Edward Tinsley

Its: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named EDWARD TINSLEY, 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 GENERAL PARTNER of **2500 W. Heiman, L.P.**, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of December 2024.

_____
Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
6 day of December 2024.

_____
Affiant

My commission expires:

_____
Notary Public

(Affix Seal)

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 6. 2024.

Affiant Signature

6th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028