Karen Johnson Davidson County
Batch# 1220268 DEEDQC
12/27/2024 09:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241227-0100238

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 16 day of Dec, 2024.

NOTARY PUBLIC
Commission Expires: 8/10/25

ADDRESS OF NEW OWNER:
730 Main Street Investments LLC
303 31st Ave N. Ste 105
Nashville, TN 37203

SEND TAX BILLS TO:
Owner

Map/Parcel 082-16-0-024.00

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **714-730 Main Street OZ, LLC, a Tennessee limited liability company ("Grantor")** hereby conveys all of its right title and interest to the hereinafter described property to **730 Main Street Investments, LLC, a Tennessee limited liability company ("Grantee"),** its successors and assign. Said property conveyed herein is described as follows:

See Exhibit A

Being part of the same property conveyed to 714-730 Main St. OZ LLC, a Tennessee limited liability company by Warranty Deed dated 12/16/2021 from Kirk Lemoyne Billings Harwell of record in Instrument No. 20211222-0169057, Register's Office for Davidson County, Tennessee; and further being part of the same property conveyed to 714-730 Main St. OZ, LLC, a Tennessee limited liability company by Consolidation Quitclaim Deed filed 01/23/2023 from 714-730 Main St. OZ, LLC, a Tennessee limited liability company and Donald R. Barrett, Jr., Trustee, of record in Instrument No. 20230123-0004866, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 16 day of December, 2024.

714-730 Main Street OZ, LLC

By: _____
Christopher Barnhizer
Its: Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

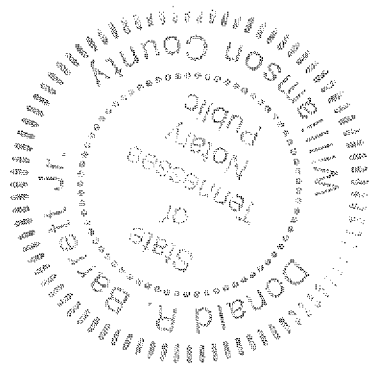
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christopher Barnhizer, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence) and who further proved himself to be the authorized agent of 714-730 Main Street OZ, LLC, a Tennessee limited liability company and who, being authorized to do so acknowledged the executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 16 day of December, 2024.

_____
Notary Public

My Commission Expires:

8/10/25



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, ALONG AND TO THE SOUTH OF MAIN STREET, A PORTION OF LOTS 8, 9, AND 10 ON THE PLAN OF HOBSON AND WHELESS' SECOND ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, PLAT BOOK 21, PAGE 21, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE (HEREIN AFTER R.O.D.C., TN), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERN MARGIN OF MAIN STREET APPROXIMATELY 154 FEET SOUTHWESTWARDLY FROM THE CENTERLINE INTERSECTION OF MAIN STREET AND NORTH 8TH STREET, IN WESTERN MARGIN OF ALLEY NUMBER 258, AND AT THE SOUTHEASTERN CORNER OF AREA NUMBER 1 DESCRIBED IN THE RIGHT OF WAY DEDICATION OF RECORD IN INSTRUMENT NUMBER 20230926-0075479;

THENCE LEAVING SAID MAIN STREET AND ALONG THE WESTERN MARGIN OF SAID ALLEY, SOUTH 25 DEGREES, 09 MINUTES, 43 SECONDS EAST, 132.15 FEET TO THE NORTHEASTERN AND THE BEGINNING CORNER OF AREA NUMBER 2 DESCRIBED IN SAID RIGHT OF WAY DEDICATION OF RECORD IN INSTRUMENT NUMBER 20230926-0075479, THIS POINT IS THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 10.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE 6.66 FEET (CHORD: NORTH 19 DEGREES, 51 MINUTES, 02 SECONDS EAST, 6.54 FEET) TO THE END OF SAID CURVE, NON-TANGENT;

THENCE ALONG THE NEW NORTHERN MARGIN OF SAID ALLEY AS DESCRIBED IN SAID AREA NUMBER 2, SOUTH 64 DEGREES, 45 MINUTES, 56 SECONDS WEST, 160.05 FEET TO A POINT IN THE EASTERN BOUNDARY OF LOT 7 OF THE AFOREMENTIONED EAST NASHVILLE PLAT;

THENCE LEAVING SAID ALLEY AND ALONG THE EASTERN BOUNDARY OF SAID LOT 7, NORTH 25 DEGREES, 10 MINUTES, 38 SECONDS WEST, 137.45 FEET TO A POINT AT THE NEW SOUTHERN MARGIN OF MAIN STREET AND THE SOUTHERN BOUNDARY OF THE AFOREMENTIONED AREA NUMBER 1 IN THE RIGHT OF WAY DEDICATION OF RECORD IN INSTRUMENT NUMBER 20230926-0075479;

THENCE LEAVING THE EASTERN BOUNDARY OF SAID LOT 7 AND ALONG THE NEW SOUTHERN MARGIN OF MAIN STREET, NORTH 65 DEGREES, 00 MINUTES, 13 SECONDS EAST, 164.71 FEET TO THE POINT OF BEGINNING; CONTAINING 0.518 ACRES, OR 22,571 SQUARE FEET, MORE OR LESS, AND BEING ALL OF THE REMAINING 714-730 MAIN ST. OZ, LLC, A TENNESSEE LIMITED LIABILITY PROPERTY, INSTRUMENT NUMBER 20230123-0004866, R.O.D.C., TN, AND ALL OF DAVIDSON COUNTY PARCEL 08216002400.

THIS LEGAL DESCRIPTION WAS PREPARED BY DALE & ASSOCIATES, UNDER THE SUPERVISION OF JAMES E. CAMPBELL, II, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 1682, OF DALE AND ASSOCIATES ON NOVEMBER 15, 2024 AND IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY OF "714 & 730 MAIN STREET." BY DALE & ASSOCIATES, UNDER PROJECT NUMBER 21228, DATED MARCH 14, 2022.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 16 day of December, 2024.

K. Thomas Sidwell
Date: 12/16/2024

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 16 day of December, 2024.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY