Karen Johnson Davidson County
Batch# 1221210 DEEDQC
12/30/2024 10:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241230-0100962

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Health and Educational Facilities Board of the Metropolitan Government of Nashville and Davidson County c/o Adams and Reese LLP 424 Church St., Suite 2700 Nashville, Tennessee 37219	Map/Parcel No. 071-02-0-076.00	Same as New Owner
This instrument prepared by: D. Grant Luiken, Jr., Kaalberg Giesecke, PLLC 123 South 11th Street, Nashville, TN 37206		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HAMPTON STREET PROPERTY LLC, a Tennessee limited liability company ("Grantor"), by these presents hereby sells, assigns and quitclaims to THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a Tennessee public non-profit corporation (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain improved real property known as 1104 Avondale Circle, Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed subject to the real estate taxes for the year 2025 and subsequent years, and all limitations, restrictions and encumbrances of record including, but not limited to, those matters set forth on Exhibit B (the "Permitted Encumbrances").

[SIGNATURES ON FOLLOWING PAGES]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 26th day of December, 2024.

MARK ANDREW ACKREDS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Notary Public
My Commission Expires: 3/21/28

4870-3495-0614, v. 2

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 30th day of December, 2024.

GRANTOR:

HAMPTON STREET PROPERTY LLC,
a Tennessee limited liability company

By: Stones River Hampton Street LLC,
a Tennessee limited liability company,
Its Sole Member

By: SR Manager, LLC,
a Tennessee limited liability company,
Its Managing Member

By: _____
Austen Helfrich, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **AUSTEN HELFRICH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of SR Manager, LLC, a Tennessee limited liability company, the Managing Member of Stones River Hampton Street LLC, a Tennessee limited liability company, the Sole Member of HAMPTON STREET PROPERTY LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself in such capacity.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16th day of December, 2024.

ROBIN J. HIGGINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 3-3-2025

_____
Notary Public

My Commission Expires: _____

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 11, all of Lot No. 12, Lot No. 13, and Lot No. 14 on the Map of E. C. Scruggs Subdivision of Lots Nos. 2 and 3 of the W. E. Jones Tract called Avondale Plan, of record in Book 57, Page 125, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the Southwest corner of Metro Parcel ID 071-02-0-076.00, on the North margin of Avondale Circle (50' right-of-way), and the East margin of Hampton Street (50' right-of-way), the Point of Beginning, thence along the East margin of Hampton Street, North 13° 41' 04" West, 125.00 feet to the Southwest corner of Parcel ID 071-02-0-077.00; thence North 13° 41' 04" West, 75.57 feet to an iron pin at a fence corner at the Southwest corner of Parcel ID 071-02-0-078.00; thence, North 78° 50' 27" East, 140.09 feet to an iron pin at the West margin of a 10' alley; thence, following the alley, South 13° 38' 00" East, 75.00 feet to a point; thence, South 13° 38' 00" East, 127.40 feet to a point on the North margin of Avondale Road; thence, following the North margin, South 79° 35' 33" West, 140.00 feet to the Point of Beginning.

Being the same real property consolidated into a single legal parcel known as 1104 Avondale Circle, Nashville, Tennessee 37207 pursuant to that certain Quitclaim Deed dated as of July 26, 2024 and recorded on July 30, 2024, of record in Instrument No. 20240730-0057368 in the Register's Office for Davidson County, Tennessee; such real property also being a portion of the same property conveyed to Hampton Street Property LLC, a Tennessee limited liability company, by Special Warranty Deed dated February 1, 2023 and recorded on February 6, 2023 from Sai Ram Krupa, LLC, a Tennessee limited liability company, of record in Instrument No. 20230206-0008242, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Matters shown on the Plan of record as Instrument No. 20000601-0054286, Register's Office for Davidson County, Tennessee.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of E. C. SCRUGG'S SUBDIVISION OF AVONDALE PLAN, as recorded in Plat Book 57, Page 125, Register's Office for Davidson County, Tennessee (the "Register's Office").

3. Permanent and temporary easements granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10319, Page 833, said Register's Office.

4. Tennessee Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing from Hampton Street Property LLC, a Tennessee limited liability company, having an address of 3917 Trimble Road, Nashville, TN 37215, as grantor, to Matthew P. Gabriel, as trustee, dated February 1, 2023 and recorded in said Register's Office as Instrument No. 20230206-0008243, given to secure the maximum principal amount of $6,686,331.00, payable to BlueHub Loan Fund, Inc., a Massachusetts non-profit corporation, having an address of 10 Malcolm X Boulevard, Ground Floor, Boston, Massachusetts 02119.

5. Assignment of Leases, Rents, and Profits from Hampton Street Property LLC, a Tennessee limited liability company, having an address of 3917 Trimble Road, Nashville, TN 37215, as assignor, to BlueHub Loan Fund, Inc., a Massachusetts non-profit corporation, having an address of 10 Malcolm X Boulevard, Ground Floor, Boston, Massachusetts 02119, as assignee or lender, dated February 1, 2023 and recorded in said Register's Office as Instrument No. 20230206-0008244, given to secure the maximum principal amount of $6,686,331.00.

TRUE COPY CERTIFICATION

I, D. Grant Luiken, 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 30, 2024.

12-30-2024
Date

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of December 2024, personally appeared before me, Mark A. Krebs a notary public for this county and state, D. Grant Luiken, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/21/28

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

4836-7397-6318, v. 1