Karen Johnson Davidson County
Batch# 1224175 DEEDQC
01/07/2025 12:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250107-0001348

PROPERTY TAX INFORMATION:

OWNER:
Division Street Management
1407 Division Street
Nashville, TN 37203

SEND TAX BILLS TO: same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

From information furnished by the parties.

No search was performed. No Tax advice was sought by parties or given by preparer

Map/Parcel: 093 13 0 181.00 P 000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, **RNA, LLC, a Tennessee limited liability company,** has this day bargained and sold and does hereby transfer, convey and quitclaim unto **Division Street Management, a general partnership,** its successors and assigns, forever, all of their interest in and to that certain tract or parcel of real estate lying in Davidson County, Tennessee, and being further described as follows:

A PARCEL OF LAND LYING IN THE 17™ COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY DIVISION STREET ON THE NORTH; 1221 DIVISION STREET GROUND OWNER, LLC. — D.B. 20181205 0118569 (R.0.D.C., TN) ON THE EAST; ALLEY NO. 421 ON THE SOUTH; AND MUSIC CIRCLE EAST ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LoT1 COMMENCING AT A PK NAIL FOUND IN ALLEY NO. 421, MARKING THE SOUTHEAST CORNER OF THIS RNA, LLC AND THE SOUTHWEST CORNER OF 1221 DIVISION STREET GROUND OWNER, LLC.; THENCE, WITH THE NORTH RIGHT-OF-WAY OF ALLEY NO. 421, $ 81° 45' 13" E FOR A DISTANCE OF 126.00" TO THE POINT OF BEGINNING. THENCE, CONTINUING WITH THE NORTH RIGHT-OF-WAY OF ALLEY NO. 421, THE FOLLOWING (2) CALLS: 1. N81°45'13" W FOR A DISTANCE OF 200.91' TO A POINT; 2. ACURVE, TURNING TO THE RIGHT WITH A RADIUS OF 10.00', WITH AN ARC LENGTH OF 15.89', WITH A CHORD BEARING OF N 36° 13' 14" W, WITH A CHORD LENGTH OF 14.27' TO A POINT LOCATED IN THE EAST RIGHT-OF-WAY OF MUSIC CIRCLE EAST; THENCE, WITH SAID RIGHT-OF-WAY, N 09° 18' 46" E FOR A DISTANCE OF 152.56' TO A POINT LOCATED AT THE SOUTH RIGHT-OF-WAY OF DIVISION STREET; THENCE, WITH SAID RIGHT-OF-WAY, THE FOLLOWING (3) CALLS: 1. A CURVE, TURNING TO THE RIGHT WITH A RADIUS OF 5.00", WITH AN ARC LENGTH OF 7.76', WITH A CHORD

BEARING OF N 53°45'41" E, WITH A CHORD LENGTH OF 7.00' TO A POINT; 2. S$81°47'24" E FOR A DISTANCE OF 184.59' TO A POINT; 3. S$81°29'44" E FOR A DISTANCE OF 17.20' TO A POINT; THENCE, WITH A NEW LINE THROUGH SECTION 21, EDGEHILL ESTATES — LOT 1, S 07° 48" 38" W FOR A DISTANCE OF 167.65' TO THE POINT OF BEGINNING. HAVING AN AREA OF 35,002 SQUARE FEET, 0.804+ ACRES. THIS TRACT IS SUBJECT TO ANY EASEMENTS, RECORDED OR BY PRESCRIPTION, THAT A COMPLETE AND ACCURATE TITLE REPORT MAY REVEAL

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RNA, LLC BY DEED OF RECORD IN BOOK 10834, PAGE 226 AND OF RECORD IN PLAT BOOK 4350, PAGE 144 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

WITNESS MY HAND this 3 day of January 2025.

Rajesh Aggarwal
Rajesh Aggarwal Member

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, Rajesh Aggarwal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself, to be the Member of RNA, LLC, a Tennessee limited liability company, the within named bargainor, a Member, and he, as such Officer, being authorized so to do, executed the foregoing instrument (QUIT DEED) for the purposes therein contained by signing the name of the Company by themself as such Officer.

Witness my hand and seal, at Office, this 3 day of Jan 2025

NOTARY

KRISTIN L BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
BEDFORD COUNTY
My Commission Expires

My Commission Expires: 2.22.27

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Sworn to and subscribed before me, on this 3 day of Jan 2025.

NOTARY PUBLIC

My Commission Expires: 2.22.27

KRISTIN L BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY
My Commission Expires

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, 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 1-3-25. (Date of Document)

Affiant Signature

Date: 1-3-25

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 7 day of Jan, 2024

Notary Public

My Commission Expires: 2-22-27