QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1224656 DEEDQC
01/08/2025 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250108-0001672

State of Tennessee)
County of Davidson_)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th Day of December, 2024.

Notary Public

My Commission Expires: 4/19/2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED SOLEY AT THE DIRECTION OF AND FROM INFORMATION PROVIDED BY THE PARTIES TO THE TRANSCTION BY:
Peter Weiss, Attorney at Law,
Ortale Kelley law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

R&R
10

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
Pearl Street Development, G.P., a Tennessee general partnership	"NEW OWNER"	**Map 092-08--0 Parcel No. 388.00**
(NAME) **3212 West End Avenue, Suite 403**	(NAME)	
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of one dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pearl Street Apartments, LLC,** a Tennessee limited liability company, hereinafter called the **"Grantor"**, by these presents does hereby quitclaim and convey all of its right, title and interest unto, **Pearl Street Development. G.P.,** a Tennessee general partnership, hereinafter called the **"Grantee"**, its successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and more fully described as follows:

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee , being Lot No. 2 on the Plan of Pearl Street Apartments of record in Instrument No. 20230329-0022836, Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete legal description.

Being part of the same property conveyed to Pearl Street Apartments, LLC, a Tennessee limited liability company, by Special Warranty Deed from Pearl Street Development, G.P., a Tennessee general partnership, of record in Instrument No. 20170104-0001056, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities applicable to this property and matters disclosed on said Plan.

Being property located at on Pearl Street, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, the undersigned has executed this instrument, this 6 Day of December, 2024.

Pearl Street Apartments LLC, a Tennessee limited liability company

By: _____
Michael D. Shmerling, Authorized Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael D. Shmerling, 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 Authorized Member of Pearl Street Apartments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the said limited liability company, by himself, as Authorized Member.

Witness my hand and official seal at Nashville, Tennessee, this 6 Day of December, 2024.

My Commission Expires: 5/9/2026 _____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, April N. Bradley, 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. (Date of document)

Affiant Signature

December 20, 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: 5-5-25

(*SEAL*)

SUSANNAH L. DANIEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025