Karen Johnson
Batch # 1226451
01/14/2025 03:32:07 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20250114-0003015

PREPARED BY AND RETURN TO:
EC 717, LLC
2907 Tyne Blvd
Nashville, TN 37215

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Ewing Investments, LLC 2907 Tyne Boulevard Nashville, TN 37215	Same	093-140-311.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, EWING INVESTMENTS, LLC, a Tennessee limited liability company ("***Grantor***"), does hereby sell, quitclaim, and convey unto EC 717, LLC, a Tennessee limited liability company ("***Grantee***"), and its successors and assigns, all of its right, title, and interest in those certain tracts or parcels of land located in Davidson County, Tennessee, together with all buildings and improvements thereon, and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, said property being improved property with the following street address: 717 Ewing Avenue, Nashville, Tennessee 37203 (collectively, the "***Property***").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has caused its name to be signed on this 14th day of January, 2025.

GRANTOR:

EWING INVESTMENTS, LLC,
a Tennessee limited liability company

By: EC Ewing, LLC, its sole member

By: A. T. P+
A. Taylor Preston, Managing Member

STATE OF TENNESSEE :

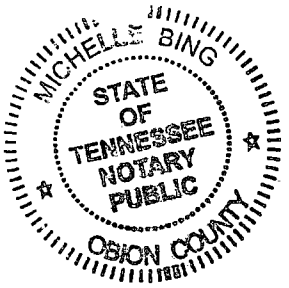
COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county mentioned, personally appeared A. Taylor Preston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member of EC Ewing, LLC, a Tennessee limited liability company, the Sole Member of Ewing Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that such person as such Managing Member of the Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by such person as such.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 14th day of January, 2025.

Michelle Bing
Notary Public

My Commission Expires: 10/26/2025



STATE OF: TN
COUNTY OF: Davidson

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer via quitclaim deed is $0.00.

AT-PT

Affiant

Subscribed and sworn to before me this the 14 day of Jan, 2025.

My commission expires:
~~5/13/27~~
10/26/25

Michelle Bing

Notary Public



EXHIBIT A

LEGAL DESCRIPTION

LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE NORTH BY ALLEY NUMBER 140, ON THE EAST BY EWING AVENUE, ON THE SOUTH BY FOGG STREET AND ON THE WEST ALLEY NUMBER 141.

COMMENCING AT THE INTERSECTION OF FOGG STREET AND EWING AVENUE, THENCE IN A NORTHWESTERLY DIRECTION 32.1 +/- FEET TO A MAG-NAIL SET NEAR THE BACK OF SIDEWALK AT THE INTERSECTION OF THE NORTHERLY MARGIN OF FOGG STREET AND EASTERLY MARGIN OF EWING AVENUE, SAID POINT IS ALSO BEING THE POINT OF BEGINNING FOR HEREIN DESCRIBED LAND;

THENCE WITH THE NORTHERLY MARGIN OF FOGG STREET, S 88 DEG. 27 MIN. 04 SEC. W, A DISTANCE OF 150.00 FEET TO AN IRON ROD SET IN THE ASPHALT ON THE EASTERLY MARGIN OF ALLEY NUMBER 141;

THENCE WITH THE EASTERLY MARGIN OF ALLEY NUMBER 141, N 01 DEG. 28 MIN. 44 SEC. W, A DISTANCE OF 130.00 FEET TO AN IRON ROD SET IN THE ASPHALT AT THE SOUTHERLY MARGIN OF ALLEY NUMBER 140;

THENCE WITH THE SOUTHERLY MARGIN OF ALLEY NUMBER 140, N 88 DEG. 27 MIN. 04 SEC. E, A DISTANCE OF 150.00 FEET TO AN IRON ROD SET IN THE ASPHALT IN THE WESTERLY MARGIN OF EWING AVENUE;

THENCE WITH THE WESTERLY MARGIN OF EWING AVENUE, S 01 DEG. 28 MIN. 43 SEC. E, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EWING INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM NASHVILLE EWING, GP, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201605100046475, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.