Karen Johnson Davidson County
Batch# 1269298 DEEDQC
05/06/2025 01:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250506-0035372

QUITCLAIM DEED

JTG-QCD-25-300

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-3-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ON EDGE HOSPITALITY LLC, A TENNESSEE LIMITED LIABILITY COMPANY	**NEW OWNER**	
(NAME)	(NAME)	
4811 LEBANON PIKE STE 300,		**09302001100** **09302011300** **09302011400**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ON EDGE HOSPITALITY LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ON EDGE HOSPITALITY LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP & PARCEL NOS.

SEE ATTACHED EXHIBIT "A"

This is **improved** property known as: **0 & 311 James Robertson Pkwy & 330 Dr. Martin L. King Jr. Blvd., Nashville, Tennessee 37201**.

Witness my/our hand(s) this the 6 day of May, 2025.

ON EDGE HOSPITALITY LLC

BY: _____
Kalpesh R. Patel
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KALPESH R. PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of ON EDGE HOSPITALITY LLC, the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of May, 2025.

_____
Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 19th Council District of Nashville, Davidson County, Tennessee, being parcels B-1, B-2 and a parcel entitled "Southern Baptist Convention of USA" on the plan of The Revised Capitol Hill Development Project, recorded in Book 2663, Pages 120 and 121, Register's Office for said County, described as follows:

Beginning at the Northeast intersection of 4th Avenue North ad Martin Luther King Jr. Boulevard; thence along said 4th Avenue North N 27 deg. 01' 35"W, 166.16 feet; thence N 62 deg. 40' 54" E, 6.30 feet; thence along a curve to the right, having a radius of 1180.0 feet, a distance of 19.0 feet to an iron pin; thence N 63 deg. 00' 25" E, 58.61 feet to an iron pin in the Southerly right of way of James Robertson Parkway; thence along a curve to the left, having a radius of 525.0 feet, a distance of 55.90 feet to an iron pin; thence leaving said Parkway S 27 deg. 01'48" E, 143.02 feet to the Northerly right of way of Martin Luther King Jr. Boulevard; thence along said Boulevard S 62 deg. 59' 39" W, 101.42 feet to the point of beginning and containing 0.41 acre, more or less.

Legal description from a survey by Patrick Coode and Company, LLC, 144 Spring Valley Road, Nashville, TN 37214, Patrick S. Coode, TRL #855, dated November 16, 2023, file no. 223-150.

Being the same property conveyed to **ON EDGE HOSPITALITY LLC**, a Tennessee limited liability company, by deed from 330 DrMLKJr BLVD, LLC, a Wyoming Limited Liability Company, dated December _____, 2023, of record in Instrument No. 202312290100023 in the Register's Office for DAVIDSON County, Tennessee.

I, John Gleaves, 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 May 6, 2025 (date of document).

Affiant Signature

Date: May 6, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6-8-27

