Karen Johnson Davidson County
Batch# 1274397 DEEDQC
05/19/2025 09:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250519-0039079

QUITCLAIM DEED

FROM: Bay Street Partners, GP

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

TO: Bay Street Guarantor, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Bay Street Guarantor, LLC 305 Scott Avenue Nashville, TN 37206	Same	083020-317.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

C. Mark Carver
Affiant

Sworn to and subscribed before me, this 24th day of April, 2025.

Kitty W. Martin
Notary Public

My Commission Expires: October 4, 2027

KITTY W. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 04, 2027

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Bay Street Partners, GP, a Tennessee General Partnership (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto Bay Street Guarantor, LLC, a Delaware limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land located at 307 Scott Avenue, Nashville, Davidson County, Tennessee 37206, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 24 day of April, 2025.

GRANTOR: Bay Street Partners, GP,
a Tennessee General Partnership

By: _____
Jeffrey Konieczny, General Partner

By: _____
Christie Konieczny, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey Konieczny, General Partner of Bay Street Partners, GP, a Tennessee General Partnership, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as General Partner for the general partnership for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of April, 2025.

My Commission Expires: October 4, 2027 Notary Public

KITTY W. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 04, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christie Konieczny, General Partner of Bay Street Partners, GP, a Tennessee General Partnership, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as General Partner for the general partnership for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 24 day of April, 2025.

My Commission Expires: 11/08/2028 Notary Public

DION MYLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

EXHIBIT A

PROPERTY DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS TO WIT:

BEING THE SOUTHERLY 60 FEET OF THE NORTHERLY 250 FEET OF THE EASTERLY PART OF LOT NO. 5 ON THE PLAN OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, AND A SUBDIVISION OF A PART THEREOF AS OF RECORD IN BOOK 161, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SCOTT AVENUE AT A POINT 190 FEET SOUTH OF THE LINE BETWEEN ORIGINAL LOT NOS. 5 AND 7, BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO L.E. RUSSELL AND WIFE, BY DEED FROM W.H. PURYEAR AND WIFE, OF RECORD IN BOOK 579, PAGE 351, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THEIR SOUTH LINE WESTWARD 217 1/2 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY SOUTHWARD LY 60 FEET TO THE NORTHWEST CORNER OF LOT NO. 1 ON THE ABOVE MENTIONED SUBDIVISION OF RECORD IN BOOK 161, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTH LINE OF SAID LOT NO. 1 EASTWARDLY 217 1/2 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SCOTT A VENUE; THENCE WITH THE WESTERLY MARGIN OF SAID A VENUE NORTHWARDLY 60 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BAY STREET PARTNERS, GP, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED DATED FEBRUARY 1, 2022 FROM VIRGINIA GONZALEZ-GARCIA, A WIDOW, OF RECORD AT INSTRUMENT NO. 20220211-0016076, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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 April 24, 2025.

April 24, 2025
Date

C. Mark Carver
C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of April, 2025.

Notary Public

My Commission Expires: 10/4/2027

