PREPARED BY (AND RETURN TO):
IVEY TITLE LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (64136)
Dav. Co. File: Box 8

Karen Johnson Davidson County
Batch # 1305075 DEEDQC
08/01/2025 01:42:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250801-0061227

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
TMEC Nashville, Inc., a Delaware corporation c/o Michelle Fontanez 515 S Flower St., Ste. 1800 Los Angeles, CA 90071	TMEC Nashville, Inc. c/o Michelle Fontanez 515 S Flower St., Ste. 1800 Los Angeles, CA 90071

TAX MAP-PARCEL NUMBERS: 10404022600

QUITCLAIM DEED

FOR A GOOD AND VALUABLE CONSIDERATION the receipt and sufficiency of which is hereby acknowledged, the undersigned **Music Hill, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer, quitclaim and convey, unto **TMEC Nashville, Inc., a Delaware corporation,** hereinafter called the **Grantee**, Grantee's heirs, successors and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND LOCATED IN THE 17TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE SOUTHEAST INTERSECTION OF 16TH AVENUE SOUTH AND EDGEHILL AVENUE, SAID LAND BEING A PART OF LOT 24, O.B.HAYES PLAN (BOOK 21, PAGE 87 R.O.D.C., TN) DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (OLD) CAPPED CHERRY L.S. ON THE EASTERLY MARGIN OF 16TH AVENUE SOUTH, SAID ROD BEING THE NORTHWEST CORNER OF THE TEMC NASHVILLE, INC. LAND (INSTRUMENT# 20250702-0052457 R.O.D.C., TN) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE WITH SAID EASTERLY MARGIN N 08°18'36" E 55.00 FEET TO A CHISELED "X" IN THE SIDEWALK AT THE SOUTHEAST INTERSECTION OF EDGEHILL AVENUE AND SAID 16TH AVENUE SOUTH; THENCE WITH THE SOUTHERLY MARGIN OF SAID

EDGEHILL AVENUE, ALONG THE FACE OF A STONE WALL, S 82°36'27" E 150.79 FEET TO A MAG NAIL (NEW) IN A STONE WALL ON THE WESTERLY MARGIN OF METRO ALLEY #438; THENCE WITH SAID WESTERLY MARGIN S 09°07'51" W 55.00 FEET TO A MAG NAIL WITH WASHER STAMPED CHERRY L.S. AT THE NORTHEAST CORNER OF SAID TEMC NASHVILLE, INC. LAND; THENCE WITH SAID TEMC NASHVILLE, INC LAND N 82°36'52" W 150.00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 8269.34 SQ. FT. OR 0.19 ACRES MORE OR LESS ACCORDING TO AN ALTA / NSPS LAND TITLE SURVEY DATED 7/28/2025 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD, TN R.L.S. # 1838

Being a revised description of the same property conveyed to Music Hill, LLC, a Tennessee limited liability company, by Warranty Deed from W. Timothy Carroll, as to a 3/4 undivided interest, and A. Wayne Crim, as to a 1/4 undivided interest, dated August 16, 2004 and recorded on August 10, 2004, of record in Inst. No. 20040810-0096202, Register's Office for Davidson County, Tennessee.

Description Reference: According to a survey by John Hood, Tennessee Registered Land Surveyor #1838 dated July 28, 2025.

This is improved property known as: 1200 16th Avenue South, Nashville, TN 37212

WITNESS THE EXECUTION HEREOF on the 31st day of July, 2025.

Music Hill, LLC,
A Tennessee limited liability company

Stephanie H. Gore, Managing Member

Notary Acknowledgement on Following page

State of Tennessee
County of Davidson

On this 31st day of July 2025, before me, the undersigned, personally appeared Stephanie H. Gore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Managing Member of Music Hill, LLC, the within named bargainor, a Tennessee limited liability company, and the execution of the foregoing instrument as such managing member for the purposes therein contained, by signing in the name of the limited liability company as managing member.



Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on July 31, 2025.

Notary Public

My Commission Expires: _____

