

Exhibit 1

THIS INSTRUMENT PREPARED BY:


Spencer Fane, LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219

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 18th day of January, 2022.


Notary Public



My Commission Expires: 9.2.24

QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel No.: |
|--|---------------------------|------------------------------|
| The Metropolitan Government of Nashville and Davidson County 1 Public Square Nashville, Tennessee 37201 | New Owner | |

FOR AND IN CONSIDERATION of other monetary consideration in hand paid, the receipt of which is hereby acknowledged, 215 Third Owners, LLC and 217 Third Owners, LLC, (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to The Metropolitan Government of Nashville and Davidson County (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain real property in Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This transfer is to allow for a subterranean and aerial easement for Banker's Alley.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property. Furthermore, in the event that the Property herein conveyed ceases to be used for a public alley, then fee title shall revert to the Grantor, its successors and assigns.

This Instrument was prepared with information supplied by the Grantor and Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 18th day of January, 2022, for the purpose set forth herein.

GRANTOR:

215 Third Owners, LLC

By: 
Gabriel C. Coltea
Managing Director

217 Third Owners, LLC

By: 
Gabriel C. Coltea
Managing Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gabe Coltea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the managing director of each of 215 Third Owners Third Owners a Tennessee limited liability company, and that they, as such officers, and being authorized to do so, executed the forgoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand in Nashville, Tennessee this 18th day of January, 2022.


Notary Public

My commission expires: 9.2.24



Exhibit A

Legal Description

A PARCEL OF LAND SITUATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 45 FEET OF BANKER'S ALLEY (20' WIDE PUBLIC ALLEY) OF THE MAP OF THE ORIGINAL TOWN OF NASHVILLE, AT IT'S INTERSECTION WITH THE WESTERLY LINE OF THIRD AVENUE NORTH (50' PUBLIC RIGHT-OF-WAY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THIRD AVENUE NORTH (50' PUBLIC RIGHT-OF-WAY) AND THE NORTHERLY LINE OF BANKER'S ALLEY (20' PUBLIC ALLEY), BEING A PK NAIL FOUND;

THENCE, ALONG THE WESTERLY LINE OF SAID THIRD AVENUE NORTH, SOUTH 26° 27' 05" EAST A DISTANCE OF 19.99 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF THIRD AVENUE NORTH AND THE SOUTHERLY LINE OF BANKER'S ALLEY, BEING A MAG NAIL FOUND;

THENCE ALONG THE SOUTHERLY LINE OF BANKER'S ALLEY SOUTH 62° 37' 45" WEST A DISTANCE OF 45.00 FEET;

THENCE NORTH 26° 26' 32" WEST A DISTANCE OF 19.82 FEET TO THE NORTHERLY LINE OF BANKER'S ALLEY;

THENCE ALONG THE NORTHERLY LINE OF BANKER'S ALLEY NORTH 62° 24' 10" EAST A DISTANCE OF 45.00 FEET TO **THE POINT OF BEGINNING**.

HAVING AN AREA OF 896 SQUARE FEET OR 0.021 ACRES, MORE OR LESS.