

This instrument was prepared by:

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QUITCLAIM DEED

FROM: THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON
COUNTY, TENNESSEE, Grantor

TO: HOOSIER CAPITAL, L.P., Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Hoosier Capital, L.P. 248 Harding Place Nashville, Tennessee 37205	Same	091-12-0-189.00, 091-12-0-190.00, 091-12-0-191.00, 091-12-0-192.00, 091-12-0-208.00, 091-12-0-207.00

STATE OF TENNESSEE)
)
COUNTY OF _____)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS (\$0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the ____ day of _____, 2022.

Notary Public
My Commission Expires:_____

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE (“Grantor”), does quitclaim unto HOOSIER CAPITAL, LP, a Tennessee limited partnership (“Grantee”), its successors and assigns, all of Grantor’s rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the “Land”), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the “Property”). Notwithstanding the foregoing, expressly excluded from the Property and reserved from the conveyance are any rights of easements previously reserved by Grantor in Ordinance No. 086-1490 and Ordinance No. BL2003-1517, filed with the Metropolitan County Clerk’s Office for Davidson County, Tennessee, and further expressly excluded and reserved from the conveyance are any and all rights of way held by Grantor for public streets affecting the Property; but that certain unnumbered alleyway running north and south and shown on the attached Exhibit hereto shall be deemed part of the Property and conveyed by this instrument.

The Property is improved property known as 4018 Indiana Avenue, 701 - 41st Avenue, 4105 Clifton Avenue, 0 Clifton Avenue, and 4020 Indiana Avenue, Nashville, Tennessee 37209.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this _____ day of _____, 2022.

GRANTOR:

THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY,
TENNESSEE

By: _____

Print Name: _____

Title: _____

STATE OF TENNESSEE)

)

COUNTY OF _____)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ (or other officer authorized to execute the instrument) of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, the within named bargainor, a Municipality, and that _____ as such _____ executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Municipality by _____self as _____.

Witness my hand and seal, at Office in _____, Tennessee, this ____ day of _____, 2021.

Notary Public
My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

Being a parcel of land in Nashville, First Civil District, Twenty-First Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Forty-First Avenue North and Indiana Avenue, and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly right of way line of Indiana Avenue and the westerly right-of-way of Forty-First Avenue North; thence, with said northerly right of way line North 89° 42' 00" West, 354.60 feet to a point in the centerline of Forty-Second Avenue North as closed by Metropolitan Council Bill No. 086-1490; thence, with said centerline North 00° 20' 30" East, 582.12 feet to the point of intersection with the centerline of Clifton Avenue; thence, with said centerline South 81° 00' 00" East, 213.78 feet to a point, said point being the terminus of that portion of Clifton Avenue closed by the aforementioned Council Bill; thence, leaving said centerline South 09° 00' 00" West, 25 feet to a point in the Southerly right of way line of said Clifton Avenue; thence with said right of way line South 81° 00' 00" East 217.00 feet to the point of intersection with the westerly right-of-way line of Forty-First Avenue North; thence, with said right of way line South 08' 09' 00" West, 496.90 feet to the point of beginning. Containing 224,697 square feet or 5.16 acres, more or less, according to a survey by Varge, Waggoner, Sumner & Cannon, File No. 10590-02, dated 8/20/1992.

TRACT 2

Land in Davidson County, Tennessee, being 45 feet of the west side of Lot 1 in the Subdivision of Lot 14, Plan of the Town of Clifton; a plan of said lot is of record in the Chancery Court of Davidson County, Tennessee, in the case of William L. Stanley, Guardian, vs. J. B. Stanley, et al; Beginning at the northeast corner of Bass Street and Weller Street, or Indiana Avenue, extended, and running easterly along the north side of Weller Street, or Indiana Avenue, 45 feet, fronting 45 feet on Weller Street, or Indiana Avenue, Extended, and extending between parallel lines with the easterly line of Bass Street, Northerly 169.12 feet, more or less, to an alley and showing 45 feet on said alley.

Together with that portion of 41st Avenue North included in said property abandoned by the Council of the Metropolitan Government of Nashville & Davidson County, by Metropolitan County Council Ordinance No. BL2003-1517, in the County Court Clerk's Office for said County.

Derivation for Tracts 1 and 2:

Being the same property conveyed to HOOSIER CAPITAL, L.P., A TENNESSEE LIMITED PARTNERSHIP, by Quitclaim Deed from J. CLARK AKERS, III, of record in Book 9837, page 561, dated October 6, 19959, said Register's Office. For further reference, see deeds of record in Book 4202, page 216, Book 4202, page 222, Book 4202, page 224, Book 5180, page181, Book 5216, page 703, Book 6867, page 525, Book 8332, page 654, and in Book 8741, page 670, said Register's Office, and in Ordinance No. 086-1490, and Ordinance No. BL2003-1517, in the County Court Clerk's Office for said County.

TRACT 3

Land in the 35th Councilmanic of Davidson County, Tennessee, as follows:

Beginning at a point on the north side of Weller Street, and Indiana Avenue, Forty-Five feet from the northeast corner of Bass Street and Weller Street and Indiana Avenue, in an easterly direction. Thence with the northerly margin of Weller Street and Indiana Avenue Easterly Forty-Five feet to a point same being the west line property now owned by Lucy Wiley, fronting 45 feet on the northerly side of Weller Street and extending back between parallel line 169 feet to an alley.

Being the same property conveyed to HOOSIER CAPITAL LP, by deed from BEVERLY DAVIS, dated December 16, 2016, of record in Instrument No. 201612210134150, said Register's Office.

**SKETCH OF UNNUMBERED ALLEY
TO BE ATTACHED**