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Bill Garrett Davidson County
Batch# 44772 DEEDQC
01/05/2018 11:12:37 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180105-0001706

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
ExchangeRight Real Estate, LLC
Attn: Rahsaana Allen, Esq.
200 S. Los Robles Avenue, Suite 210
Pasadena, CA 91101

QUITCLAIM DEED

THIS INDENTURE, made and executed this 28 day of December, 2017 and shall be effective as December 28, 2017, by and between **EXCHANGERIGHT NET LEASED PORTFOLIO 19, LLC**, an Iowa limited liability company ("**Grantor**") and **EXCHANGERIGHT NET LEASED PORTFOLIO 19 DST**, a Delaware statutory trust ("**Grantee**"),

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby quitclaim and convey unto Grantee all of Grantor's right, title and interest in and to the following described tract of land situated and being in City of Nashville, County of Davidson, State of Tennessee:

SEE **EXHIBIT A** ATTACHED HERETO
AND INCORPORATED HEREIN REFERENCE

[REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

EXCHANGERIGHT NET LEASED PORTFOLIO 19, LLC,
an Iowa limited liability company

By: EXCHANGERIGHT REAL ESTATE, LLC,
its sole Member

By: _____
Name: Warren Thomas
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On December 21, 2017 before me, Meryl Maglaya, Notary Public (here insert name and title of officer), personally appeared Warren Thomas, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature _____ (Seal)

MERYL MAGLAYA
Notary Public – California
Los Angeles County
Commission # 2204913
My Comm. Expires Jul 14, 2021

(FOR RECORDING DATA ONLY)

Property Address:
541 Stewarts Ferry Pike, Nashville, Tennessee 37214

Property Owner:
EXCHANGERIGHT NET LEASED PORTFOLIO 19 DST
200 S. Los Robles Avenue, Suite 210
Pasadena, CA 91101

Tax Parcel I.D. No. 096000069 00

Mail tax bills to: (Person or Agency responsible for payment of taxes)
ExchangeRight Real Estate, LLC
200 S. Los Robles Avenue, Suite 210
Pasadena, CA 91101

STATE OF _____)
COUNTY OF _____)

The actual consideration or value for this transfer of property, whichever is greater is $0.00.

AFFIANT:

EXCHANGERIGHT NET LEASED PORTFOLIO 19 DST,
a Delaware statutory trust

By: EXCHANGERIGHT ASSET MANAGEMENT, LLC,
a California limited liability company, its Manager

By: EXCHANGERIGHT REAL ESTATE, LLC,
its sole Member

By: _____
Name: Warren Thomas
Title: Manager

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MERYL MAGLAYA
Notary Public - California
Los Angeles County
Commission # 2204913
My Comm. Expires Jul 14, 2021

Exhibit A

LEGAL DESCRIPTION

SITUATED in the 14th Councilmanic District of Davidson County, Tennessee, and being known and designated as Lot 1 as shown on Final Plat Resubdivision of Lots 1 & 2 Dollar General SP Plan of Resubdivision of Lot 2 Revision of Stewartwood, Instrument No. 20010411-0035775, dated July 4, 2012, filed for record as Instrument No. 20121001-0088856 in the Davidson County Register of Deeds Office, to which plat specific reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to ExchangeRight Net Leased Portfolio 19 LLC, an Iowa limited liability company by Special Warranty Deed from Tooles Bend Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20171229-0132[illegible] in the Register's Office of Davidson County, Tennessee.