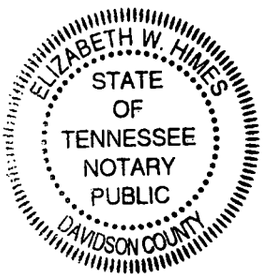
PREPARED BY AND RETURN TO:
Ronald David Sesler
Sole member of 1912 Shelby, a designated series of Happy Places LLC, a Tennessee limited liability company
1914 Shelby Avenue
Nashville, TN 37206



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration is $0.00

Affiant: Ronald David Sesler

Subscribed and sworn before me, this the 22nd, day of January 2018.

Notary Public: Elizabeth W. Hines

My Commission Expires: May 6, 2019

ADDRESS OF NEW OWNER: SEND TAX BILLS TO: MAP/PARCEL:
Ronald David Sesler and wife, Diane Marie Sesler are designated New Owners 94-02-A-1.00CO
1912 Shelby Avenue
Nashville, TN 37206

Bill Garrett Davidson County
Batch# 50522 DEEDQC
01/23/2018 01:42:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180123-0006969

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I. Ronald David Sesler sole member of 1912 Shelby, a designated series of Happy Places LLC, a Tennessee limited liability company (hereinafter referred to as '-GRANTOR") do quitclaim and convey all of my undivided right, title, and interest to the hereinafter described property to Ronald David Sesler and wife, Diane Marie Sesler, (hereinafter referred to as "GRANTEE") its successors and assigns, in and to the following described tract of land lying and being in Davidson County, Tennessee. The property is more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A as described and shown on Exhibit "B" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shelby Parkview Terrace, A Horizontal Property Regime With Private Elements, of record in Instrument Number 20110713-0053634, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald D. Sesler and Wife, Diane M. Sesler, by warranty deed from Crown Associates, LLC, a Kentucky limited liability company, of record in Instrument 20110722-0056278, Register's Office for Davidson County, Tennessee, dated July 21, 2011. Being also the same property conveyed to Crown Associates, LLC, a Kentucky limited liability company, by deed from Amy S. Huffer, a single person, of record in Instrument 201008170065071, Register's Office for Davidson County, Tennessee, dated August 10, 2010.

This is improved property known as 1912 Shelby Ave., Nashville, TN, 37206.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 22nd day of January 2018.

Ronald David Sesler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald David Sesler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed this instrument for the purposes contained therein.

ELIZABETH W. HIMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal at office, this 22nd day of January 2018.

NOTARY PUBLIC

My Commission Expires: May 6, 2019