This instrument prepared by:

W. Michael Baisley
Long, Ragsdale & Waters, P.C.
1111 N. Northshore Dr., S700
Knoxville, TN 37919

Re: Tax Parcel ID # 135-00-061

The source of Grantor's interest conveyed herein: Corporate Special Warranty Deed of Metropolitan Life Insurance Company dated November 21, 2008 and recorded at Instrument # 20081201-0116285 in the Register's Office for Davidson County, Tennessee.

QUITCLAIM DEED

THIS INDENTURE is made this 12nd day of February, 2018, by **Ashita, LLC**, a Texas limited liability company ("Grantor") to **TN Mapco, LLC**, a Texas limited liability company ("Grantee").

WITNESSETH:

For and in consideration of the sum of ten dollars ($10.00), and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor has released and QUITCLAIMED, and does hereby release and QUITCLAIM unto the said Grantee, all of the following real property:

SEE EXHIBIT "A" ATTACHED HERETO

and all of the Grantor's estate, right, title and interest therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, together with all appurtenances, estate, title and interest thereunto belonging to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on the day, month and year first above written.

GRANTOR:

ASHITA, LLC

By: _____
Priti Virani
Its: Managing Member

Bill Garrett Davidson County
Batch# 62676 DEEDQC
02/27/2018 10:19:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180227-0018244

STATE OF Texas)
COUNTY OF Galveston)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Priti Virani**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is the Managing Member of **ASHITA, LLC,** a Texas limited liability company and the within-named Grantor, and that she, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Managing Member.

Witness my hand and seal, this 22nd day of February, 2018.

Notary Public

My Commission Expires: 12-09-2018

CYNTHIA VITABLE
Notary Public, State of Texas
My Commission Expires
December 09, 2018

OATH OF CONSIDERATION

The actual consideration or true value of the property transferred hereby, whichever is greater, is Ten Dollars and 00/100 ($10.00).

ASHITA, LLC

By: _____
Priti Virani
Its: Managing Member

Subscribed and sworn to before me this 22nd day of February, 2018.

Notary Public

My Commission Expires: 12-09-2018

CYNTHIA VITABLE
Notary Public, State of Texas
My Commission Expires
December 09, 2018

New Owner / Send Tax Bills to:

TN Mapco, LLC
2951 Marina Bay Drive
Suite 130 #647
League City, TX 77573

EXHIBIT A

Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE PLAN OF HOT STOP SUBDIVISION AS OF RECORD IN PLAT BOOK 6250, PAGE 331, R.O.D.C., TENNESSEE AND ALSO SITUATED IN THE SOUTHWEST CORNER OF MURFREESBORO PIKE AND FRANKLIN LIMESTONE ROAD AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT OF REFERENCE, SAID POINT BEING THE INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OF FRANKLIN LIMESTONE ROAD (50' R.O.W.) WITH WESTERN RIGHT-OF-WAY OF MURFREESBORO PIKE (100' R.O.W.), THENCE ALONG THE SOUTH RIGHT-OF-WAY OF FRANKLIN LIMESTONE I ROAD, S 66° 19' 45" W 135.79 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE POINT BEGINNING; THENCE WITH SAID RIGHT-OF-WAY N 66° 19' 45" E 110.79 FEET TO AN IRON PIN PLACED, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH THE CHORD OF SAID CURVE HAVING A RADIUS OF 30.99 FEET, A LENGTH OF 42.07 FEET AND AN INTERIOR ANGLE OF 77° 46' 34", S 74° 50' 54" E 38.87 FEET TO AN IRON PIN PLACED IN THE WESTERN RIGHT-OF-WAY MARGIN OF MURFREESBORO PIKE, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH THE CHORD OF SAID CURVE HAVING A RADIUS OF 2242.0 FEET, A LENGTH OF 145.00 FEET AND INTERIOR ANGLE OF 3° 42' 22", S 33° 41' 20" E 145.00 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE RIGHT-OF-WAY OF MURFREESBORO PIKE, S 57° 16' 50" W 163.06 FEET TO AN IRON PIN FOUND; THENCE N 36° 33' 40" W 58.50 FEET TO AN IRON PIN FOUND; THENCE N 20° 23' 26" W 136.0 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.6438 ACRES OR 28,047 SQUARE FEET.

BEING ALL OF THE SAME PROPERTY conveyed to Ashita, LLC, a Texas limited liability company, by Corporate Special Warranty Deed of Metropolitan Life Insurance Company dated November 21, 2008 and recorded at Instrument # 20081201-0116285 in the Register's Office for Davidson County, Tennessee.

Tax Parcel ID # 135-00-061 (Davidson County, TN)

The above-described property is believed to have a street address of **2101 Murfreesboro Pike, Nashville, TN.**

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATIONS OTHER THAN THAT IT HAS BEEN ACURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.