**This instrument prepared by:**
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville, TN 37201
File #2018-043A

Bill Garrett Davidson County
Batch# 94982 DEEDQC
05/21/2018 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180521-0048538

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Public Square, LLC | (NAME)<br>Same as New Owner | Map & Parcel 082-09-0-001.00 |
| (STREET ADDRESS)<br>106 Public Square, Suite 1 | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP)<br>Gallatin TN 37066 | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledge **Oak Tree Partners, LLC, a Tennessee limited liability company,** Grantor, does hereby quitclaim and convey unto **Public Square, LLC, a Tennessee limited liability company,** the Grantee herein, his successors, heirs and assigns, all of his right, title and interest, in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat Resubdivision of Lots 157 and 159 on the Plan of the North Nashville Real Estate Company's Property (Plat Book 21, page 105), as of record in Instrument #20051129-0143429, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Oak Tree Partners, LLC, a Tennessee limited company, by deed of record in Instrument #20120905-0080324, Register's Office, Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 0.00

Subscribed and sworn to before me this 21st day of May, 2018.

Affiant

My commission expires: 7/5/2021
(Affix Seal)

Notary Public

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property known as 1604 Sixth Avenue North, Nashville, Davidson County, Tennessee.

Subject to:

1. 2018 Davidson County real property taxes are a lien, but not yet due and payable.
2. Deed of Trust, Assignment of Leases and Security Agreement dated August 19, 2015, executed by Oak Tree Partners, LLC, a Tennessee limited liability company, to Randall Clemons as Trustee, for the benefit of Wilson Bank & Trust, and recorded on August 20, 2015 at 9:22 AM in Instrument #20150820-0083884, Register's Office, Davidson County, Tennessee, securing the principal amount of $755,000.00.
3. All matters shown on Plan of the North Nashville Real Estate Company's Property (Plat Book 21, page 105), as of record in Instrument #20051129-0143429, Register's Office, Davidson County, Tennessee.

Witness my hand this 21st day of May, 2018.

**Oak Tree Partners, LLC, a Tennessee limited liability company**

**By: Michelle W. Haynes, President**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, in and for said County and State, Michelle W. Haynes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2018.

Notary Public
My commission expires: 7/5/2021

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## TRUE COPY CERTIFICATION

I, KAY B. HOUSCH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kay B. Housch

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Personally appeared before me, MARJORIE A. HAINES, a notary public for this county and state, KAY B. HOUSCH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/21/2018

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018