QUITCLAIM DEED	Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

Karen Y Johnson Davidson County
Batch# 136565 DEEDQC
09/04/2018 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180904-0087223

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201

Address of New Owners	Send Tax Bills To	Map-Parcel Nos.
Minerva Realty Investments, LLC 1703 Church Street Nashville, TN 37203	Minerva Realty Investments, LLC 1703 Church Street Nashville, TN 37203	093 16 0 227.00

THIS INDENTURE, Made the 13th day of July, 2018, between **Robert Earl Higgins, Jr.**, as party or parties of the first part, hereinafter called Grantors, and **Minerva Realty Investments, LLC,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantors for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of their rights, titles and interests in said property, with respect to all of Grantors' titles, interests, claims or demands which the Grantors have or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Exhibit A

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above

written.

Signed, sealed and delivered by Grantor.

Robert Earl Higgins, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00

AFFIANT

Notary Public

My Commission Expires: 5/3/21

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of July, 2018, before me personally appeared, **Robert Earl Higgins, Jr.,** to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on this 13th day of July, 2018.

Notary Public
My Commission Expires: 5/3/21

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 287 on the plan of Maury and Clairborne's addition, of record in Book 21, Pages 84 and 85, register's office for said county. Said Lot No. 287 fronts 35 feet on the south side of Robertson Street and runs back between parallel lines 1656 feet to an alley.

Being the same property conveyed to Robert Higgins in Instrument No. 20151216-0126685 of record in Register's Office for said county.

Robert Earl Higgins, Jr. and Robert Higgins are one and the same person.

Being the same property conveyed to Minerva Realty Investments, LLC in Instrument No. _____ of record in Register's Office for said county.

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020