1st

This instrument was prepared by:
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Nashville, TN 37219

Karen Y Johnson Davidson County
Batch# 142528 DEEDQC
09/18/2018 04:02:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180918-0092674

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
18909 NE 29th Avenue Aventura, FL 33180 c/o Cardone Capital	18909 NE 29th Avenue Aventura, FL 33180 c/o Cardone Capital	086000010000 08600020200

QUITCLAIM DEED

WHEREAS, Jackson Grove 238, LLC, a Delaware limited liability company ("Jackson Grove") conveyed a tenant-in-common interest (the "TIC Interest") in improved property known as 3417 Lebanon Pike, Hermitage, Tennessee 37076 to Deborah Starrett ("Starrett") on July 17, 2015, pursuant to that certain Warranty Deed recorded with the Register of Deeds of Davidson County at Instrument No. 20150303-0081960 (the "Vesting Deed");

WHEREAS, approximately 5 months after the recording of the Vesting Deed, Starrett subsequently contributed her TIC Interest to her co-tenant, Jackson Grove, in consideration and exchange for which Jackson Grove issued to Starrett an equity interest in itself (such transaction herein the "Equity Contribution"), which interest was of equal value to the TIC Interest so conveyed by Starrett;

WHEREAS, the parties failed to timely record a Quitclaim Deed evidencing Starrett's transfer and conveyance of the TIC Interest resulting from the Equity Contribution; and

WHEREAS, the parties now wish to record a Quitclaim Deed to convey, as a matter of record, the TIC Interest previously transferred in the Equity Contribution by Starrett to Jackson Grove, thereby rectifying the status of the recorded title.

NOW THEREFORE, know all persons by these presents, that DEBORAH STARRETT, an individual (hereinafter referred to as the "Grantor"), does hereby release, remise, quitclaim and give unto JACKSON GROVE 238, LLC, a Delaware limited liability company (hereinafter collectively referred to as the "Grantee"), all Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

(Signature page follows)

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11 day of September, 2018.

DEBORAH STARRETT, an individual

STATE OF TEXAS

COUNTY OF HARRIS

On this 11th day of September, 2018, before me personally appeared Deborah Starrett, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 11th day of September, 2018.

A. S. THOMPSON NOTARY PUBLIC STATE OF TEXAS ID 6812256 EXP 12-06-2021

Notary Public

My Commission Expires: 12/06/2021

STATE OF FLORIDA

COUNTY OF Miami-Dade

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transaction is $0.00.

Jackson Grove 238, LLC,
a Delaware limited liability company

By: Grant Cardone

Title: Manager

Subscribed and sworn to before me
this the 12th day of September, 2018.

Notary Public
My Commission Expires: 3/21/2022

Notary Public State of Florida
Melissa Harless
My Commission GG 198507
Expires 03/21/2022

EXHIBIT A

Property Description

LAND LOCATED IN THE 14th COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF LEBANON PIKE, EAST OF CENTRAL PIKE AND WEST OF OLD HICKORY BOULEVARD DESCRIBED ACCORDING TO AN ALTA / ASCM LAND TITLE SURVEY DATED 3-6-06 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. RL.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF LEBANON PIKE (A.K.A. HIGHWAY 70N), SAID ROD BEING LOCATED N 41° 29' 11" E 67.0 FEET (60.73 FEET ON PREVIOUS DESCRIPTION) FROM AN EXISTING CONCRETE HIGHWAY RIGHT OF WAY MONUMENT AT STATION 92+00 AS SHOWN ON TENNESSEE DEPT. OF TRANSPORTATION PLANS FOR PROJECT U-24-1 (SHEET NO.5) AND BEING THE NORTHEAST CORNER OF THE TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION, INC. LAND (BOOK 4157, PAGE 690 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID SOUTHERLY MARGIN OF LEBANON PIKE N 41° 29' 11" E 130.23 FEET TO AN IRON ROD (NEW); THENCE N 46° 29' 11" E 349.57 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF VALVOLINE INSTANT OIL CHANGE, INC. (BOOK 7996, PAGE 871 R.O.D.C., TN.); THENCE WITH SAID VALVOLINE PROPERTY S 43° 45' 00" E 148.30 FEET TO AN IRON ROD (NEW); THENCE N 46° 15' 00" E 110.00 FEET TO AN IRON ROD (NEW) AT A CORNER TO THE KARENE PROPERTIES, L.P. LAND (BOOK 8832, PAGE 62 R.O.D.C., TN.); THENCE WITH SAID KARENE PROPERTY S 43° 45' 00" E 144.03 FEET TO A POINT; THENCE N 46° 15' 00" E 198.04 FEET TO AN IRON ROD (NEW) IN THE WESTERLY LINE OF THE JACKSON'S COURTYARD PARTNERSHIP LAND (INSTRUMENT # 20010216-0014819 R.O.D.C., TN); THENCE WITH SAID JACKSON'S COURTYARD PROPERTY AND AN ANCIENT FENCE S 52° 04' 00" E 282.35 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY MARGIN OF A RAILROAD RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY AND A FENCE S 38° 33' 00" W 68.00 FEET TO AN IRON ROD (NEW); THENCE S 51° 27' 00" E 25.00 FEET TO AN IRON ROD (NEW); THENCE S 38° 33' 00" W, PASSING THE ORIGINAL SOUTHWEST CORNER OF THE LAUREL HILLS COMMERCIAL PARK (BOOK 5200, PAGE 199, R.O.D.C., TN.) AT 176.42 FEET, FOR A TOTAL DISTANCE OF 765.20 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF SAID TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION PROPERTY; THENCE WITH SAID TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION PROPERTY AND AN ANCIENT FENCE N 44° 14' 00" W 698.77 FEET TO THE POINT OF BEGINNING CONTAINING 10.21 ACRES MORE OR LESS.

TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN EASEMENT GRANTED BY THAT CERTAIN EASEMENT DATED JANUARY 10, 1977, RECORDED IN BOOK 5111, PAGE 843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT BEING AN IRON PIN SET IN THE EASTERLY MARGIN OF LEBANON ROAD (U.S. HIGHWAY 70-N), SAID POINT BEING SOUTH 46° 45' WEST, 745.26 FEET, MORE OR LESS FROM A RIGHT OF WAY MONUMENT LOCATED AT ROAD STATION 105+00 OF THE TENNESSEE STATE HIGHWAY PLANS OF U.S. HIGHWAY 70-N; THENCE LEAVING SAID HIGHWAY SOUTH 43° 45' EAST, 136 FEET TO A POINT BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PROPERTY; THENCE NORTH 46° 15' EAST, 120 FEET TO A POINT; THENCE SOUTH 43° 45' EAST, 159.03 FEET TO A POINT; THENCE, SOUTH 46° 15' WEST, 10 FEET TO A POINT; THENCE NORTH 43° 45' WEST, 144.03 FEET TO A POINT; THENCE SOUTH 46° 15' WEST, 110 FEET TO A POINT; THENCE NORTH 43° 45' WEST, 15 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Deborah Starrett, an individual, by Warranty Deed of record as Instrument No. 20150814-0081960 in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX