Karen Johnson Davidson County
Batch# 204981 DEEDQC
03/12/2019 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190312-0022695

Prepared By:
Seth M. McNamee, Esq.
Summit Title and Escrow, LLC
7500 Capital Dr., Suite 200
Germantown, TN 38138
(901) 881-8600

Return to:
Karen McConnell
Main Street Renewal, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746
(512) 851-8911

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that LHF 4 ASSETS, LLC (herein the "Grantor"), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, release, remise, quitclaim and convey unto JEFF 1, LLC, (herein the "Grantee") all of its title and interest in and to the following described real estate located in Davidson County, Tennessee:

See Exhibit "A" attached hereto.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed as having the applicable gender and number according to the context hereof.

This deed was prepared without the benefit of a title search.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed, or has caused this Quitclaim Deed to be executed by and through its duly authorized representative, this 11 day of March, 2019.

GRANTOR:

LHF 4 ASSETS, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Karen McConnell
Its: Closings Manager

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Karen McConnell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the Closings Manager of **Main Street Renewal LLC**, which is the Authorized Signor of the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 11 day of March, 2019.

Notary Public

My commission expires: 1/6/2021

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

VALUE AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

Subscribed and sworn to before me this the 11 day of March 2019.

Notary Public

My Commission Expires: 1/6/2021

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

Property Addresses: See Exhibit "A"

Name and Address of Grantee,
and Mail Tax Bills to: JEFF 1, LLC
c/o Main Street Renewal, LLC
5001 Plaza on the Lake, Suite 200
Austin, Texas 78746

EXHIBIT "A"

Tract 1:

Lot 173, on the plan of FOREST VIEW PARK, SECTION VII, as shown on plat of record in Plat Book 6900, Page 162, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20180117-0004745 in the Register's Office of Davidson County, Tennessee.

Property Address: 3320 Calais Cir, Nashville, TN 37013
Parcel ID No.: 150-09-0A-019.00-C

Tract 2:

Being all of Lot No. 1, on the Final Plat Section Three, Hamilton Chase "Cluster Lot Subdivision", according to plat and survey appearing of record in Plat Book 33, page 165, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20180205-0011489 in the Register's Office of Davidson County, Tennessee.

Property Address: 3809 Swan Ridge Dr, Nashville, TN 37013
Parcel ID No.: 164-08-0C-91.00

Tract 3:

Lot 230, PLAN OF JORDAN RIDGE AT EATON'S CREEK, PHASE 7, SECTION 2, of record in Instrument Number 20080205-0012163 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20161026-0113186 in the Register's Office of Davidson County, Tennessee.

Property Address: 505 Cato Ridge Ct, Nashville, TN 37218
Parcel ID No.: 058-09-0A-243.00-C

I, Karen McConnell, 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 a true and correct copy of the original document executed and authenticated according to law.

Karen McConnell

State of Texas
County of Travis

Personally appeared before me, Alyson Chandler, a notary public for the county and state, Karen McConnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/4/2021

ALYSON CHANDLER
Notary ID #131370130
My Commission Expires
December 4, 2021