This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chris Rubino

Karen Johnson Davidson County
Batch# 265180 DEEDQC
08/01/2019 10:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190801-0076018

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
1700 McKinney, LLC 2839 Scenic Dr., Clarksville TN 37043	1700 McKinney, LLC 2839 Scenic Dr., Clarksville TN 37043	081-03-0-027

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 are hereby acknowledged, **OLYMPUS DEVELOPMENT GROUP, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **1700 MCKINNEY, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2019 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

The sale of the Property is sold "**AS IS, WHERE IS**," without representations or warranties of any kind, including fitness for a particular use or purpose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 30th day of July, 2019.

GRANTOR:

OLYMPUS DEVELOPMENT GROUP, LLC, a Tennessee limited liability company

By: J. Saffert
Name: Josephine Saffert
Its: Managing Partner

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, HEREBY CERTIFY that Josephine Seffert, personally known to me to be the managing partner of **OLYMPUS DEVELOPMENT GROUP, LLC**, a Tennessee limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such managing partner, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the foregoing instrument as such managing partner, and as his free and voluntary act of said company for the uses and purposes therein set forth; and on his respective oath stated that he was duly authorized to execute said instrument.

Subscribed and sworn to before me this 30th day of July, 2019.

JC Cobb
Notary Public

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 1/29/23

AFFIDAVIT OF VALUE

I, Thomas Taylor, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $0.00.

Subscribed and sworn to before me this 30th day of July, 2019.

JC Cobb
Notary Public
~~Notary Public~~ Thomas Taylor

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

EXHIBIT "A"

Legal Description of the Property

Property located in Davidson County, Tennessee, being Lot No. 22 and the northerly half of Lot 21 on the Pan of Buena Vista Heights, as of record din Book 161, Page 19, Register's Office for Davidson county, Tennessee.
Said Lot No. 22 and said northerly one half of Lot No. 21 adjoin and front together 75 feet on the west side of 18th Avenue North, formerly Salem Street and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Grantor by Eric Sean Moss and Christian Patrice Bolden, a married couple, Deed dated March 11, 2019, recorded in Instrument No. 20190311-0021959

Address of Property: 1700 McKinney Avenue, Nashville, TN 37208

Tax Parcel Id: 081-03-0-027

Certificate of Authenticity

I, John Cobb Rochford, 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, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY