Prepared by and after recording return to:
Dickinson Wright PLLC
424 Church St., Suite 800
Nashville, TN 37219
Attn: Colin T. Ferguson

Karen Johnson Davidson County
Batch# 267154 DEEDQC
08/05/2019 04:05:18 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190805-0077701

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Paul Matthews 3902 Park Ave. Nashville, TN 37209	092-13-0-005.00	Same

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, SUNNY MEADOWS LP, a Delaware limited partnership f/k/a Sunny Meadows LLC ("Grantor"), does hereby quitclaim and convey unto PAUL MATTHEWS, an individual ("Grantee"), all of its respective right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 25 day of July, 2019.

GRANTOR:

SUNNY MEADOWS LP,
a Delaware limited partnership

By: Hillsboro Property Ventures, LLC
Its: General Partner

By: _____
Name: James R. Matthews
Title: President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, JAMES R. MATTHEWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of HILLSBORO PROPERTY VENTURES, LLC, a Delaware limited liability company, and is authorized by such company to execute this instrument on its behalf.

Witness my hand, at office, this 25 day of July, 2019.

_____
Notary Public

My Commission Expires: 7-31-2022

KEVIN A HENDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $0.00.

Affiant

Sworn to and subscribed before me this 25 day of July, 2019.

Notary Public

My Commission Expires: 7-31-2022

KEVIN A. HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2, Block No. 10 in Charlotte Park Company's Second Addition to Nashville of record in Plat Book 57, Page 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sunny Meadows LLC by Warranty Deed from Hayley Shelton and Stephen Jones, wife and husband, of record in Instrument No. 20150609-0054056 in the Register's Office for Davidson County, Tennessee, recorded June 9, 2015.

This is improved property known as: 3902 Park Ave., Nashville, Tennessee 37209.