Document prepared by and when recorded return to:

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Price, Postel & Parma LLP
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Santa Barbara, CA 93101
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Karen Johnson Davidson County
Batch# 275041 DEEDQC
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Mail future tax statements to:

M5R, LLC
252 Santa Rosa Lane
Santa Barbara, CA 93108

QUITCLAIM DEED
Under T.C.A §66-5-103(B)(2)

THIS INDENTURE, made this 20 day of August, 2019, between the Grantor,

Chris Mills, a single person
252 Santa Rosa Lane
Santa Barbara, CA 93108

and the Grantee,

M5R, LLC
252 Santa Rosa Lane
Santa Barbara, CA 93108

WITNESSETH, that for no valuable consideration, the Grantor does hereby quitclaim to the Grantee all interest in the following tract or parcel of land in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Lenox Place, of record in Book 161, Page 171, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chris Mills, by Warranty Deed dated August 31, 2017 from Cynthia S. White, nka Cynthia Blazy, a married woman, of record in Instrument No. 20170901-0089902, Register's Office for Davidson County, Tennessee.

This property is not now nor ever has been the principal residence of the Grantor's spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 161, Page 171, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth herein. (2) Joint Driveway Agreement of record in Book 7447, Page 333, said Register's Office. (3) Taxes for the current year which have

been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property known as: 2002 18th Avenue South, Nashville, Tennessee 37221.

Parcel ID: 104-12-0-255-00

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the date first above written.

Chris Mills, Grantor

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA BARBARA)

On this 20th day of August, 2019, before me personally appeared CHRIS MILLS, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Signature: Teresa G. Collier-Stringer

Print name: Teresa G. Collier-Stringer

Title: Notary Public

TERESA G. COLLIER-STRINGER
Notary Public - California
Santa Barbara County
Commission # 2165163
My Comm. Expires Oct 17, 2020

My Commission Expires: Oct. 17, 2020

OATH OF CONSIDERATION

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA BARBARA)

I hereby swear the consideration for this transfer is $0.00.

Chris Mills, Affiant

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA BARBARA)

Subscribed and sworn before me on this 20th day of August, 2019.

Signature of Notary

TERESA G. COLLIER-STRINGER
Notary Public - California
Santa Barbara County
Commission # 2165163
My Comm. Expires Oct 17, 2020