This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19-4909

Karen Johnson Davidson County
Batch# 275665 DEEDQC
08/23/2019 09:48:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190823-0084917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Subscribed and sworn to before me, this the 22nd day of August, 2019.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
B Squared, LLC 2702 Greystone Road Nashville, TN 37204	New Owner	119-10-0-102

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **VICTOR HOPE CAPITAL, LLC**, a Tennessee limited liability company (hereinafter, "Grantor") does hereby quitclaim and convey unto **B SQUARED, LLC**, a Tennessee limited liability company (hereinafter, "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 1, AS SHOWN ON THE MAP ENTITLED 176, LLC PROPERTY, OF RECORD IN PLAT BOOK 8250, PAGE 806, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (SET) ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF THOMPSON LANE, A 100-FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE EASTERLY END OF THE NORTHEASTERLY RETURN CURVE AT THE INTERSECTION OF SAID THOMPSON LANE AND ST. EDWARDS DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY; THENCE,

1. IN A NORTHWESTERLY DIRECTION WITH SAID RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 15 MINUTES 12 SECONDS, FOR AN ARC LENGTH OF 38.08 FEET TO A P.K. NAIL (SET) ON THE EASTERLY RIGHT-OF-WAY MARGIN OF SAID ST. EDWARDS DRIVE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 49 MINUTES 05 SECONDS WEST, 34.50 FEET; THENCE,
2. WITH THE EASTERLY RIGHT-OF-WAY MARGIN OF SAID ST. EDWARDS DRIVE, NORTH 04 DEGREES 48 MINUTES 31 SECONDS EAST, 299.98 FEET TO A P.K. NAIL (FOUND) AT THE SOUTHWESTERLY PROPERTY CORNER OF LOT 2 AS SHOWN ON THE FINAL PLAT OF 176, LLC PROPERTY AS OF RECORD IN PLAT BOOK 8250, PAGE 806, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

3. WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 2, SOUTH 85 DEGREES 11 MINUTES 29 SECONDS EAST, 176.82 FEET TO AN IRON ROD (NEW) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO LMS 1, LLC, RDS 1, LLC & AMS 1, LLC AS OF RECORD IN INSTRUMENT NO. 20150327-0026667, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
4. WITH THE WESTERLY PROPERTY LINE OF SAID LMS 1, LLC, RDS 1, LLC & AMS 1, LLC, IN PART, SOUTH 05 DEGREES 55 MINUTES 14 SECONDS WEST, 332.05 FEET TO AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF THE AFOREMENTIONED THOMPSON LANE; THENCE,
5. WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID THOMPSON LANE, NORTH 82 DEGREES 26 MINUTES 41 SECONDS WEST, 146.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 56,814 SQUARE FEET OR 1.30 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES, WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

Being the same property conveyed to Victor Hope Capital, LLC, by Quitclaim Deed from One Seventy Six, LLC, dated May 15, 1999, recorded on June 2, 1999. of record in Book 11506, Page 208, and being further conveyed to B Squared, LLC, a Tennessee limited liability company, by Special Warranty Deed from Victor Hope Capital, LLC, a Tennessee limited liability company, dated August 22, 2019, of record in Instrument No. 20190823-0084916, Register's Office for Davidson County, Tennessee,

This is improved property located at: **176 Thompson Lane, Nashville, TN 37211**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2019.

GRANTOR:

VICTOR HOPE CAPITAL, LLC,a
Tennessee limited liability company

By: _____
Farsheed Ferdowsi, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C.M. Corriveau, a Notary Public in and for said County and State, Farsheed Ferdowsi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Victor Hope Capital, LLC, a Tennessee limited liability company ("**Grantor**"), and is duly authorized by Grantor to execute this instrument on behalf of Grantor.

Witness my hand, at office in Nashville, Davidson County, Tennessee, this 22nd day of August, 2019.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission Expires: 3/8/2021