Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
HM Development, LLC
3725 Lipton Place
Antioch, TN 37013

Send Tax Bills To:
SAME

Map & Parcel No.:
107-00-0-024.00

Karen Johnson Davidson County
Batch# 288672 DEEDQC
09/20/2019 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190920-0095531

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **HM Development, LLC, a Tennessee Limited Liability Company,** ("Grantor") hereby quitclaim and convey unto **HM Development, LLC, a Tennessee Limited Liability Company,** a **seventy-five percent undivided interest (75%) and Karas Homes, LLC, a Tennessee Limited Liability Company, a twenty-five percent undivided interest (25%)** ("Grantees"), their successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

See Exhibit "A" attached hereto and incorporated by reference herein.

Being the same property conveyed to HM Development, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Alberto Forero, of record in Instrument Number 20190906-0090137, Register's Office for Davidson County, Tennessee.

This is improved property known as 912 Massman Drive, Nashville, TN 37217.

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

IN WITNESS WHEREOF, the Grantor has (Grantors have) caused this instrument to be executed on this 17th day of Sept, 2019.

HM Development, LLC, a Tennessee Limited Liability Company,

BY: MALAK SALAMA
Malak Salama, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Malak Salama,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **HM Development, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 9-20-2022

CARL EDWARD II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me, this 17th day of Sept, 2019.

NOTARY PUBLIC My Commission Expires: 9-20-2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 12/14/2020

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 024.00 AS SHOWN ON TAX MAP 107-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (FOUND) IN THE SOUTHERLY MARGIN OF INTERSTATE HIGHWAY (I-40) AND THE EASTERLY MARGIN OF MASSMAN DRIVE, SAID CONCRETE MONUMENT (FOUND) BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY MARGIN OF INTERSTATE HIGHWAY (I-40), N79°10'10"E, 528.92' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHWEST CORNER OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), AND SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WESTERLY LINE OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226, (R.O.D.C., TN), S16°57'07"E, 348.23' TO AN IRON ROD (FOUND);
THENCE, CONTINUING WITH THE WESTERLY LINE OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226, (R.O.D.C., TN), S20°41'41"E, 425.29' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE LEONARD D. DUNN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4576, PAGE 510, (R.O.D.C., TN), AND SAID IRON ROD (FOUND) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE NORTHERLY LINE OF THE LEONARD D. DUNN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4576, PAGE 510, (R.O.D.C., TN), S88°41'16"W, 411.76' TO AN IRON PIPE (FOUND), SAID IRON PIPE (FOUND) BEING THE SOUTHEAST CORNER OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122722, (R.O.D.C., TN), AND SAID IRON PIPE (FOUND) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122722, (R.O.D.C., TN) AND THE EASTERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN), N13°41'58"W, 330.83' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN); THENCE, WITH THE NORTHERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN), N88°35'14"W, 43.86' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE SOUTHEAST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN);
THENCE, WITH THE EASTERLY LINE OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN), N11°30'16"W, 163.18' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN);
THENCE, WITH THE NORTHERLY LINE OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN), .S78°26'47"W, 144.87' TO A CONCRETE MONUMENT (FOUND), AND THE BEGINNING OF A CURVE TO THE LEFT;
THENCE, WITH SAID CURVE TO THE LEFT WITH A RADIUS OF 25.00', THROUGH A CENTRAL ANGLE OF 90°44'24", AN ARC LENGTH OF 39.59', A CHORD BEARING OF S33°24'47"W, AND A CHORD DISTANCE OF 35.58' TO AN IRON ROD (FOUND) IN THE EASTERLY MARGIN OF MASSMAN DRIVE, SAID IRON ROD (FOUND) BEING THE NORTHWEST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN); THENCE, WITH THE EASTERLY MARGIN OF MASSMAN DRIVE, N11°17'41"W, 221.60' TO THE POINT OF BEGINNING.
CONTAINING 7.08 ACRES, MORE OR LESS. ACCORDING TO A SURVEY PREPARED BY H & H LAND SURVEYING, INC., 612A FITZHUGH BOULEVARD, SMYRNA, TENNESSEE 37167 FILE: 2016-0920.