Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Higgins/Shipp Real Estate Investments LLC 2000 Blair Blvd. Nashville, TN 37212	Same	Part of Map/ Parcel Number: 118-16-0-045-00
This instrument prepared by: SHERRARD ROE VOIGT & HARBISON, PLC 150 Third Avenue South, Ste 1100, Nashville, TN 37201		

QUITCLAIM DEED

The undersigned, **Designers Warehouse Services, LLC**, a Tennessee limited liability company ("Grantor") for Ten Dollars ($10.00) cash in hand paid and other valuable consideration, does hereby quitclaim, transfer, and convey to **Higgins/Shipp Real Estate Investments LLC,** a Tennessee limited liability company ("Grantee"), and to Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in the City of Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 2936 Foster Creighton Drive, Nashville, Tennessee 37204.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the 15th day of October, 2019.

GRANTOR:

DESIGNERS WAREHOUSE SERVICES, LLC,
a Tennessee limited liability company

By: _____
Name: Ann M. Shipp
Title: President

Karen Johnson Davidson County
Batch# 300879 DEEDQC
10/15/2019 11:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191015-0105469

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ann M. Shipp with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Designers Warehouse Services, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/herself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 14th day of October, 2019.

Terrie A Carlton
Notary Public

My Commission Expires:

TERRIE A CARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 14th day of October, 2019.

Terrie A. Carlton
Notary Public

My Commission Expires:

TERRIE A CARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

Exhibit "A"
Property Description

LAND in Davidson County, Tennessee, being Lot No. 102, on the Plan of Sidco Subdivision, Section III, of record in Book 2663, Page 41, Register's Office for said County.

SAID Lot No. 102, fronts 106 feet on the easterly side of Foster Creighton Drive and runs back between parallel lines 180 feet to a dead line in the rear measuring 106 feet thereon.

BEING all of the same property conveyed to Designers Warehouse Services, LLC by Warranty Deed dated August 31, 2015 from Romain Edward McDaniel, Jr., Joann G. McDaniel, and Suzanne Gregory McDaniel, as Co-Trustees of The McDaniel Trust UAD December 4, 1978, of record as Instrument No. 20150903-0089912, Register's Office for Davidson County, Tennessee,

CERTIFICATE OF AUTHENTICITY

I, Terrie Carlton, do hereby make oath that I am 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.

Terrie A Carlton

Terrie Carlton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Terrie Carlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 15th day of October, 2019.

Linda L. Ballinger

Notary Public

My Commission Expires: 09-07-20

LINDA L. BALLINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Linda L. Ballinger
My Commission Expires
September 7, 2020
STATE OF TENNESSEE