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: 104-16-0-012-00
This instrument prepared by: SHERRARD ROE VOIGT & HARBISON, PLC 150 Third Avenue South, Ste 1100, Nashville, TN 37201		

QUITCLAIM DEED

The undersigned, **R. Higgins Designs, 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 2000 Blair Blvd., Nashville, Tennessee 37212.

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:

R. HIGGINS DESIGNS, LLC,
a Tennessee limited liability company

By: _____
Name: Ann Shipp
Title: secretary

Karen Johnson Davidson County
Batch# 300899 DEEDQC
10/15/2019 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191015-0105491

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ann 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 Secretary of R. Higgins Designs, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Secretary, 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 Secretary.

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: July 3, 2023

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. 8 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BEING all of the same property conveyed to R. Higgins Designs, LLC by Warranty Deed dated April 30, 2002 from Pat M. Gingles and Linda S. Gingles, of record as Instrument No. 20020502-0054330, 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