THIS INSTRUMENT PREPARED BY:

Law Office of Shannon Walker, PLLC
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 306515 DEEDQC
10/25/2019 03:44:42 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191025-0109830

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 25 day of October 2019.

Notary Public

My Commission Expires: March 8, 2021

SHANNON D WALKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
LCRS, L.P. 1253 Shawnee Road Madison, TN 37115-5467	Same	064 09 0 106.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RONALD L. SANFORD, unmarried, and CARL W. SANFORD, unmarried, ("Grantors"), by these presents, do hereby remise, release and quitclaim unto LCRS, L.P., a Tennessee limited partnership, ("Grantee"), its successors and assigns, all of the Grantors' right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being parts of Lots 10 and 11 of Block No. 5 on the Plan of Berryville of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.
>
> Said parts of Lots 10 and 11 fronts together 119.1 feet plus or minus on the east side of Old Hickory Boulevard and extends back eastwardly 210 feet plus or minus to the west margin of the right-of-way of the Nashville Chattanooga & St. Louis Railroad and measures 111.5 feet plus or minus on said right-of-way and containing 0.64 acres more or less.

Being the same property conveyed to RONALD L. SANFORD and CARL W. SANFORD, by Quitclaim Deed from RONALD L. SANFORD, as Trustee of the Trust Under Will of Virtrue Donaldson f/b/o Estelle Donaldson, RONALD L. SANFORD, individually, and CARL W. SANFORD, individually, dated June 27, 2019, of record in Instrument No. 20190712-0067966, Register's Office for Davidson County, Tennessee.

This description is the same as used in the last deed of record.

This is improved property known as 4120 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25 day of October 2019.

RONALD L. SANFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, RONALD L. SANFORD, the within named bargainor, 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 purpose therein contained.

Witness my hand, at office, this 25th day of October 2019.

NOTARY PUBLIC

My Commission Expires: March 8, 2021

SHANNON D WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

WITNESS my hand this 21 day of October 2019.

CARL W. SANFORD

STATE OF FLORIDA)
COUNTY OF ORANGE)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, CARL W. SANFORD, the within named bargainor, 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 purpose therein contained.

Witness my hand, at office, this 21 day of October 2019.

NOTARY PUBLIC

My Commission Expires: Oct. 7, 2020

NIESHIA GREEN
MY COMMISSION # FF 999838
EXPIRES: October 7, 2020
Bonded Thru Notary Public Underwriters