Prepared from information submitted by the parties without opinion of title by Joseph Hanks, Attorney, 212 S. Main St., Goodlettsville, TN 37072

ADDRESS NEW OWNER:
TLCIII, LLC
Attention: Thomas Cunningham III
708 N. Main St
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same as new Owner

TAX MAP/PARCEL #
Map 18.08
Parcel 048.00

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into this 29 day of October, 2019, by and between Tommy Cunningham, III, whose mailing address is 708 N. Main St, Goodlettsville, Tennessee 37072, ("Grantor"), and TLCIII, LLC, a Tennessee limited liability company, whose mailing address is 708 N. Main St, Goodlettsville, Tennessee 37072, ("Grantee");

WHEREAS, Mary Birthwright had bargained sold, transferred and conveyed to Thomas L. Cunningham, III, that certain property of record in Instrument No. 20180118-0005273 commonly referred to as unimproved property at 0 N. Main Street, Goodlettsville, TN 37072 being the same property conveyed to Mary F. Boatright and Thomas L. Cunningham, III both unmarried, as Tenants in Common from French Landing Investors, a Tennessee General Partnership, of record in Instrument No. 20150521-004232

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of 1.00 Dollar ($1.00), cash in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby remise, release, conveys and forever quitclaim unto Grantee, its successors and assigns, all right, title and interest Grantor has or could claim to have in and to the following-described real property, lying and being in the City of Goodlettsville in Davidson County, Tennessee, and more particularly described on **Exhibit A** attached hereto and made a part hereof by reference. Grantee's right, title and interest

Karen Johnson Davidson County
Batch# 309648 DEEDQC
11/01/2019 11:25:25 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191101-0112672

of Grantor shall all improvements thereon and all rights easements and appurtenances thereunto in anywise appertaining unto Grantee, its successors and assigns forever.

IN TESTIMONY WHEREOF, Grantor has caused this deed to be executed by and through its duly authorized officers as of the day and year first above written.

GRANTOR:

By: Thomas L. Cunningham III
Name: Thomas L. Cunningham, III

STATE OF TENNESSEE)
COUNTY OF Davidson)

The foregoing instrument was sworn and acknowledged before me this 29 day of October, 2019, by Tommy L. Cunningham, III, Grantor.

My commission expires: 3/3/2000

Amy L. Campbell
NOTARY PUBLIC



Name and address of the person or entity
responsible for the payment of the real property taxes:

TLCIII, LLC
708 N Dickerson Rd
Goodlettsville, TN 37072

I hereby swear or affirm that, to the best of Grantee's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

GRANTEE:

TLCIII, LLC,
a Tennessee limited liability company

By: Tommy L. Cunningham III
Name: Tommy L. Cunningham, III
Title: Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

The foregoing instrument was sworn and acknowledged before me this 29 day of October, 2019, by Tommy L. Cunningham, III, Member of TLCIII, LLC, a Tennessee limited liability company, on behalf of said company, Grantee.

My commission expires: 3/3/2020

Amy L Campbell
NOTARY PUBLIC

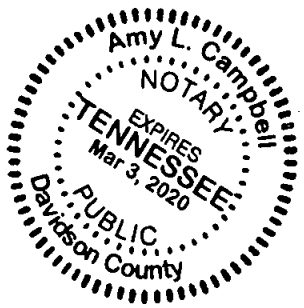


EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

See Attached

Davidson County TAX MAP/PARCEL
Map 18.08
Parcel 048.00

EXHIBIT A - LEGAL DESCRIPTION

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, IN THE CITY OF GOODLETTSVILLE AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF U.S. HIGHWAY 41 AND 31, AND THE L&N RAILROAD AND BEING MORE FULLY DESCRIBED AS FOLLOW

BEGINNING AT A CONCRETE MONUMENT ON THE WEST MARGIN OF THE U.S. HIGHWAY 41 AND 31, AND ON THE NORTH RIGHT-OF-WAY OF THE L&N RAILROAD; THENCE, N 57 DEG. 08 MIN. 57 SEC. W A DISTANCE OF 700.57 FEET WITH THE (731) 989-4991NORTH RIGHT-OF-WAY OF THE L&N RAILROAD TO IRON PIN; THENCE, N 70 DEG. 10 MIN. 33 SEC. E A DISTANCE OF 533.51 FEET TO AN IRON PIN ON THE WEST MARGIN OF U.S. HIGHWAY 41 AND 31; THENCE, SOUTHERLY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1875.00 FEET AND A CENTRAL ANGLE OF 14 DEG. 29 MIN. 06 SEC. (CHORD BEARING AND DISTANCE OF S. 9 DEG. 50 MIN. 23 SEC. E 172.76 FEET) A DISTANCE OF 474.02 FEET WITH THE WEST MARGIN OF U.S. HIGHWAY 41 AND 31 TO AN IRON PIN; THENCE, S 3 DEG. 31 MIN. 15 SEC. E, A DISTANCE OF 95.33 FEET WITH THE WEST MARGIN OF U.S. HIGHWAY 41 AND 31 TO THE POINT OF BEGINNING, CONTAINING 3.58 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM:

THIS INSTRUMENT AND THE PROPERTY DESCRIPTION BELOW WERE PREPARED FROM THE PLANS OF THE CAPTIONED PROJECT BY: TENNESSEE DEPARTMENT OF TRANSPORTATION, 6601 CENTENNIAL BOULEVARD, NASHVILLE, TENNESSEE 37243-0360.

BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING WEST MARGIN OF STATE ROUTE 11 AND THE SOUTH BOUNDARY OF THE KENNETH R. GREER AND STANLEY H. MORRIS, JR. PROPERTY, SAID POINT OF INTERSECTION BEING 45.36 FEET LEFT OF STATE ROUTE 11 PROPOSED CENTERLINE STATION 579-49.93; THENCE WITH SAID EXISTING MARGIN (1) HAVING A CURVE RIGHT AND SOUTHERLY 474 FEET, MORE OR LESS, (2) SOUTHERLY 79 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING 38.30 FEET LEFT OF STATE ROUTE 11 PROPOSED CENTERLINE STATION 573-89.10; THENCE WITH THE SOUTH BOUNDARY OF THE HEREIN DESCRIBED PROPOSED NORTH 52 DEG. 47'48' WEST 29.13 FEET TO A POINT, SAID POINT BEING 62.00 FEET LEFT OF STATE ROUTE 11 PROPOSED CENTERLINE STATION 574-06.71; THENCE WITH THE PROPOSED WEST MARGIN OF SAID ROAD (1) NORTH 00 DEG. 01'33" WEST 80.94 FEET (2) HAVING A 2229.83 FOOT RADIUS CURVE LEFT AND NORTHERLY 448.94 FEET TO A POINT, SAID POINT BEING 62.00 FEET LEFT OF STATE ROUTE 11 PROPOSED CENTERLINE STATION 579-49.07; THENCE WITH GREER AND MORRIS NORTH 75 DEG. 31'00" EAST 16.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.271 ACRES MORE OR LESS.