THIS INSTRUMENT PREPARED BY:	STATE OF CALIFORNIA COUNTY OF LOS ANGELES
SHERMAN D. LENSKE Lenske & Lenske 6400 Canoga Avenue, Suite 315 Woodland Hills, California 91367 818-716-1444 WHEN RECORDED RETURN TO: SHERMAN D. LENSKE Lenske & Lenske 6400 Canoga Avenue, Suite 315 Woodland Hills, California 91367	The actual consideration or value for this transaction is: 0 Transfer from Trustee to implement a testamentary devise HAROLD ISTRIN Subscribed and sworn to before me, this 24 day of October, 2019 Notary Public My commission expires: Aug. 16, 2020

Karen Johnson Davidson County
Batch# 314870 DEEDQC
11/13/2019 10:51:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191113-0116967

TENNESSEE QUIT CLAIM DEED

Address New Owner:	Send Tax Bills to:	Map and Parcel Number:
BRANFORD PROPERTIES OF TENNESSEE, LLC 5451 Arville Street Las Vegas, Nevada 89118	BRANFORD PROPERTIES OF TENNESSEE, LLC 5451 Arville Street Las Vegas, Nevada 89118	10510018000 Davidson County

NOW ALL MEN BY THESE PRESENTS that for good and valuable consideration, receipt of which is hereby acknowledged, HAROLD ISTRIN, Trustee of the Istrin Family Trust, U/T/D 10-23-93, residing at 9803 San Fernando Road, Pacoima, California 91331 ("Grantor"), does hereby remise, release and forever quit claim to BRANFORD PROPERTIES OF TENNESSEE, LLC, situated at 5451 Arville Street, Las Vegas, Nevada 89118 ("Grantee") all the rights, title, interest, and claim in or to the following described real estate in Davidson County, Tennessee, commonly known as 2011 Eighth Avenue, South, Nashville, Tennessee 37203, and more particularly described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD, the same together with all appurtenances thereto belonging or in anywise appertaining, and all the estate, rights, title, interest, lien, equity and claim whatsoever for the said first party, either in law or in equity.

HAROLD ISTRIN, Trustee of the Istrin Family Trust

IN WITNESS WHEREOF:

Witness Signature

SHERMAN D LENSKE

Witness Name

Witness Signature

Linda WILSON

Witness Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

On October 24, 2019, before me, Catherine Cohen Notary Public, personally appeared HAROLD ISTRIN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SEAL

Notary Public in and for said County and State

CATHERINE COHEN
Notary Public - California
Los Angeles County
Commission # 2160354
My Comm. Expires Aug 16, 2020

Exhibit "A"

Legal Description

A tract of land in the Seventeenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee being parcel 180 on Tax Map 105-10 and being the westerly remaining part of Lot 101 and the southwesterly 41.5 feet of Lot 100, Waverly Land Company's Plan of Lots called "Waverly Place" as of record in Book 57, page 95, Register's Office for Davidson County (R.O.D.C.), Tennessee (part of lots appear to be taken for right-of-way of 8th Avenue South) and being more particularly described as follows:

Beginning at an iron rod (new) on the westerly right-of-way line of 8th Avenue South (as widened) at the present common corner of Lots 101 and 102 "Waverly Place"; said iron pin being South 00 deg. 02 min. 49 sec. West, 274.00 feet from a point at the southerly end of the southwesterly return curve at 8th Avenue South and Wedgewood Avenue (formerly called Acklen Avenue) as measured along the westerly right-of-way line of 8th Avenue South; thence, with the common line between Lots 101 and 102, North 88 deg. 43 min. 45 sec. West, 198.53 feet to an iron rod (new) on the easterly right-of-way line of Alley No. 661; thence, with the easterly right-of-way line of Alley No. 661 (being 15 feet wide) North 01 deg. 18 min. 57 sec. East, 181.50 feet to an iron rod (old) at the southwesterly corner of the Exxon Corporation, as of record in Deed Book 2092, page 75, Register's Office for Davidson County, Tennessee; thence, with the common line of Exxon and the herein-described tract, South 88 deg. 43 min. 02 sec. East, 194.52 feet to an iron rod (old) on the westerly right-of-way line of 8th Avenue South (as widened); thence, with the westerly right-of-way line of 8th Avenue South (as widened), South 00 deg. 02 min. 49 sec. West, 181.50 feet to the Point of Beginning and containing 35,665 square feet or 0.819 acres, more or less.

Being the same property conveyed to HERMAN ISTRIN, Trustee of the Istrin Family Trust u/t/d/ 10-23-93 by deed from SREP, GP., a Tennessee general partnership of record in Instrument No. 20090804-0072850, Register's Office for Davidson County, Tennessee.