Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
LOF, General Partnership 942 Lawn View Lane Franklin, TN 37064	New Owner	071-07-0-092

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 3 day of DECEMBER, 2019.

Notary Public

My Commission Expires: 10-2-23
(Affix Seal)

Karen Johnson Davidson County
Batch# 324177 DEEDQC
12/04/2019 08:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191204-0124693

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bendell Real Estate, LLC, a Pennsylvania limited liability company and Anchor Acquisitions, LLC, a Tennessee limited liability company,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **LOF, a Tennessee general partnership,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units A, B, C and D of Homes on Duke Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes on Duke Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190725-0073333, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes on Duke Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190725-0073333, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Bendell Real Estate, LLC, a Pennsylvania limited liability company and Anchor Acquisitions, LLC, a Tennessee limited liability company by Warranty Deed from Synergy One, LLC, a Tennessee limited liability company, dated October 2, 2019, recorded October 4, 2019, of record as Instrument No. 20191004-0101508, Register's Office for Davidson County, Tennessee.

This is improved property known as: **192, 194, 196 & 198 Duke Street, Nashville, TN 37207.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 26 day of November, 2019.

BENDELL REAL ESTATE, LLC,
a Pennsylvania limited liability company

By: Stephen M. Gould
Stephen M. Gould, Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephen M. Gould, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Bendell Real Estate, LLC, a Pennsylvania limited liability company, and that he is authorized by Bendell Real Estate, LLC to execute this instrument on its behalf.

IN WITNESS WHEREOF, this the 26 day of November, 2019.

Notary Public
My Commission Expires: 9-21-22

ANCHOR ACQUISITIONS, LLC,
a Tennessee limited liability company

By:
Brian Bandas, Member

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brian Bandas, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole Member of Anchor Acquisitions, LLC, a Tennessee limited liability company, and that they are authorized by Anchor Acquisitions, LLC to execute this instrument on its behalf.

IN WITNESS WHEREOF, this the 3 day of ~~November~~ DECEMBER, 2019.
WI

Notary Public
My Commission Expires: 10-2-23

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

