THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
LHG2020, LLC 850 New Burton Road, Ste 201 Dover, Delaware 19904	Same	060 01 0 035.00 (Tract 1) 083 07 0 031.00 (Tract 2) 083 07 0 030.00 (Tract 3) 072 11 0 110.00 (Tract 4) 072 07 0 244.00 (Tract 5) 072 07 0 245.00 (Tract 6)

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Christopher Choate ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto LHG2020, LLC ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Tract 1
Being Lot No. 29 on the Map of Aldrich Heights, Section One, as of record in Book 2083, page 76, Register's Office for Davidson County, Tennessee.

Said Lot no. 29 fronts 152 feet on the south side of Old Ewing Lane and runs back between lines 303.95 feet on the west line and 263.9 feet on the east line on a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Christopher Choate by Warranty Deed from Chelsey Hall and Boyd Hall, as guardian for Chelsey Hall, David Duer, Dena Jones, Dan Taylor, and Derrick Gasser in instrument No. 20060502-0050650, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 430 Ewing Lane, Nashville, TN 37207

Tract 2

Karen Johnson Davidson County
Batch# 336758 DEEDQC
12/31/2019 10:40:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191231-0134945

Land in Davidson County, Tennessee, being the westerly part of Lot No. 7, on the map of Robert E. Powers Lands, as shown on map of record in Book 421, page 56, in the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 7 fronts 54.4 feet on the easterly side of Porter Road and runs back between parallel lines, 122.5 feet on the south line, and 111.5 feet on the north line, measuring 51.2 feet thereon.

Being the same property conveyed to Christopher Choate by Warranty Deed from Jerry Thomas Lanham and wife, Pamela Jean Lanham in instrument No. 20050815-0096244, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 833 Porter Road, Nashville, TN 37206.

Tract 3
Land in Davidson County, Tennessee, being the Westerly part of Lot Number 8 on the Map of the Subdivision of the Robert E. Power Land, as of record in Book 421, page 56, Register's Office for said County. Said part of lot fronts 54.5 feet on the Easterly side of Porter Pike and runs back between lines 100.5 feet on the North line and 111.5 on the South line, to a dead line on which it measures 52 feet, more or less.

Being the same property conveyed to Christopher Choate by Special Warranty Deed from Bank of New York, as Trustee in instrument No. 20050124-0008379, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 835 Porter Road A, B, & C, Nashville, TN 37206.

Tract 4
Land in Davidson County, Tennessee, being Lot No. 44, as shown on the map entitled the Subdivision of The Waters Place, of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description,

Being the same property conveyed to Christopher Choate by Quitclaim Deed from Ten Talents Properties, LLC in instrument No. 20170317-0026211, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 1633 Evelyn Ave., Nashville, TN 37216.

Tract 5
Land in Davidson County, Tennessee, being Lot No, 45, as shown on the map entitled the Subdivision of The Waters Place, of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Choate by Quitclaim Deed from Ten Talents Properties, LLC in instrument No. 20170317-0026239, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 1635 Evelyn Ave., Nashville, TN 37216.

Tract 6
Land in Davidson County, Tennessee, being Lot No. 46, as shown on the map entitled the Subdivision of The Waters Place, of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Choate by Quitclaim Deed from Ten Talents Properties, LLC in instrument No. 20170317-0026247, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 1637 Evelyn Ave., Nashville, TN 37216.

IN WITNESS WHEREOF, Christopher Choate has executed this Quitclaim Deed as of the 31st day of December, 2019.

Christopher Choate
CHRISTOPHER CHOATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Christopher Choate, 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 purposes therein contained.

WITNESS MY HAND, and official seal this 31st day of December, 2019.

KAREN HILLMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Hillman
Notary Public

My commission expires: 1/3/22

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Christopher Choate

Sworn and subscribed to before me this 31st day of December, 2019.

Notary Public

My Commission Expires: 1/3/22

KAREN HILLEBRAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY