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	071 16 0 228.00 (Tract 1) 083 02 0 170.00 (Tract 2)

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, Ten Talents Properties, LLC ("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. 182 and the northerly 8 feet of Lot 183 on the Map of Oakwood Park, as of record in Book 421, Page 12, Register's Office, Davidson County, Tennessee.

Said Lot No. 182 and the northerly 8 feet of Lot 183 adjoin and front together 52.2 feet on the West margin of North 7th Street and run back between parallel lines, 165 feet along the South margin of Mile End Avenue to an alley in the rear on which it measures 47.6 feet.

Being the same property conveyed to Ten Talents Properties, LLC by Quitclaim Deed from IRA Innovations (formerly EnTrust) fbo Ralph White IRA, and Ralph White in instrument No. 20130207-0012592, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 1220 N 7th Street, Nashville, TN 37207.

Karen Johnson Davidson County
Batch# 336758 DEEDQC
12/31/2019 10:40:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191231-0134946

Tract 2
Being Lot No. 54 on the Plan showing subdivision of Lots Nos, 8, 9 and 10 and part of Lot No. 7 of Block "A", Lots Nos. 13 and 14 in Block "B" and all of Block "C" in the subdivision of Weakley Home Place, as of record in Book 547, page 12, Register's Office for Said County.

Said Lot No. 54 fronts 72.2 feet on the northerly side of Benjamin Street and runs back 208 ½ feet on the easterly line and 216 feet on the westerly line, with the easterly margin of an alley, to a dead line, measuring 21.2 feet thereon.

Being the same property conveyed to Ten Talents Properties, LLC by Quitclaim Deed from Southern Land Acquisitions, Inc. in instrument No. 20080424-0042109, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 1601 Benjamin St., Nashville, TN 37206.

WITNESS my hand this 31st day of December, 2019.

TEN TALENTS PROPERTIES, LLC

By: _____
C. Tucker Herndon
Authorized Signatory, Not personally

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this County, C. Tucker Herndon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to an authorized signatory of Ten Talents Properties, LLC and that he as such executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as authorized signatory.

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

_____
Notary Public

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Affiant

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