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	072 07 0 246.00 (Tract 1) 072 07 0 247.00 (Tract 2) 072 07 0 248.00 (Tract 3) 072 07 0 249.00 (Tract 4) 060 03 0 181.00 (Tract 5) 060 03 0 189.00 (Tract 6) 043 10 0 004.00 (Tract 7) 043 10 0 098.00 (Tract 8)

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, Madison Sept 2016, 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. 47 on the Plan of the Subdivision of Waters Place of Record in Book 332, Page 136, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Madison Sept 2016, LLC by Quitclaim Deed from Southern Land Acquisitions, Inc., as Trustee for Nicole Edwards Education Trust in instrument No. 20160939-0103286, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 1639 A-B Evelyn Avenue, Nashville, TN 37216.

Karen Johnson
Batch# 336758
12/31/2019 10:40:43 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20191231-0134947

Tract 2
Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of the Subdivision of The Waters Place, of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Madison Sept 2016, LLC by Quitclaim Deed from Southern Land Acquisitions, Inc., as Trustee of the Angela Dorsey Trust a/k/a Angela Dorsey Land Trust Dated September 2, 2011 in instrument No. 20170130-0009671, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 1641 Evelyn Avenue A-B, Nashville, TN 37216.

Tract 3
Being Lot No. 49 on the Plan of Subdivision of Waters Place, of record in Book 332, Page 136, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Madison Sept 2016, LLC by Quitclaim Deed from 1643 Evelyn LLC in instrument No. 20160930-0103285, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 1643 Evelyn Avenue, No. A-B, Nashville, TN 37216.

Tract 4
Being Lot No. 50 on the Plan of the Subdivision of Waters Place of Record in Book 332, Page 136, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Madison Sept 2016, LLC by Quitclaim Deed from Southern Land Acquisitions, Inc., also referred to as SLA, Inc., as Trustee for the Maxey Childrens Trust, in instrument No. 20160930-0103288, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 1645 Evelyn Avenue A-B, Nashville, TN 37216.

Tract 5
Being Lot No. 3A on the zone lot division of Lots 1, 2, 3, & 4 on the Plan of C.M. Richmond Subdivision, of record in Plat Book 6250, Page 199, amending Plat Book 6050, page 33, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Madison Sept 2016, LLC by Quitclaim Deed from Southern Land Acquisitions, Inc., Trustee of the Felicia C. Brown Trust, SLA, LLC in instrument No. 20181127-0115637, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 212A Ewing Drive, Nashville, TN 37207.

Tract 6
Being Lot No. 3B on the zone lot division of Lots 1, 2, 3, & 4, on the plan of C. M. Richmond Subdivision, of record in Plat Book 6250, Page 199, amending Plat Book 6050, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Madison Sept 2016, LLC by Quitclaim Deed from Southern Land Acquisitions, Inc., Trustee of the Rose L. Brown Trust, SLA, LLC in instrument No. 20181127-0115638, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 212B Ewing Drive, Nashville, TN 37207.

Tract 7
Lot Number 1, on the Plan of May Drive Subdivision, as shown on Plat of record in Book 6050, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof of said lot.

Being the same property conveyed to Madison Sept 2016, LLC by Quitclaim Deed from Ten Talents Properties, LLC in instrument No. 20160930-0103283, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 208 May Drive A & B, Madison, TN 37115.

Tract 8
Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of May Drive Subdivision, of Record in Book 6050, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description thereof of said lot.

Being the same property conveyed to Madison Sept 2016, LLC by Quitclaim Deed from Southern Land Acquisitions, Inc., also referred to as SLA, Inc., as Trustee for Sally M. Andrews Land Trust in instrument No. 20160930-0103284, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 208 May Drive Unit C & D, Madison, TN 37115.

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

MADISON SEPT 2016, 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 Madison Sept 2016, 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.

/Kare Hillebrand
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.

/Kare Hillebrand
Notary Public

My Commission Expires: 1/3/22

KAREN HILLEBRAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY