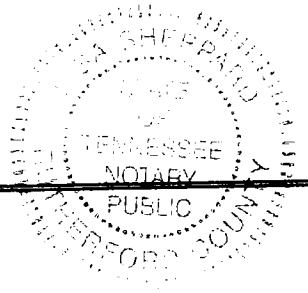
THIS INSTRUMENT PREPARED BY: **T McKee Law PLLC** **4235 Hillsboro Pike, Suite 300** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Stephanie Spoolstra Affiant Subscribed and sworn to before me, this 12 day of December 2019. Lisa Shipard Notary Public My Commission Expires: 8-22-21



QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Lucky Pennies LLC – Delaware Avenue 6379 Royal Grove Dr. Huntington Beach, CA 92648	New Owner	092-10-0G-007.00CO

Karen Johnson Davidson County
Batch# 337573 DEEDQC
01/02/2020 11:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200102-0000262

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Stephanie Spoolstra,** a California resident (the "Grantor"), has bargained and sold, and does hereby transfer and convey unto **Lucky Pennies, LLC – Delaware Avenue,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the **"Property").**

This is improved property known as: 2720 Delaware Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of December 12, 2019

GRANTOR:

Stephanie Spoolstra

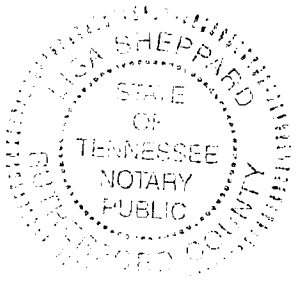
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Sheppard of the state and county aforementioned, personally appeared Stephanie Spoolstra, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and that such person executed the foregoing instrument for the purposes therein contained, by personally signing.

Witness my hand and seal, at office, this 12 day of December 2019

Notary Public

My Commission Expires: 8-21-22



Lisa Sheppard

Lisa Sheppard

EXHIBIT A

Legal Description

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 7 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 2720 Delaware, a Horizontal Property Regime, of record in Instrument Number 20170830-0089367 amended in Instrument Nos. 20190226-0017401 and 20190304-0019721, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "1" to said Declaration; together with a percentage interest in the common. elements as set forth in said Declaration.

Being the same property conveyed to Stephanie Spoolstra by Warranty deed from Build Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191217-0130083 Register's Office for Davidson County, Tennessee, dated December 12, 2019 and recorded on December 17, 2019. Being part of the same property conveyed to Build Nashville, LLC by a) Warranty Deed from Douglas Betty and Laura Betty, recorded June 9, 2016, in Instrument No. 20160609-0058627 and b) Quitclaim Deed from Michael Thomas Baker and Wendy Pais Baker, recorded June 30, 2017, in Instrument No. 20170630-0065814, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed by Quitclaim Deed of Consolidation from Build Nashville, LLC to Build Nashville, LLC as recorded on the 25th day of August, 2017 in Instrument No. 20170825-0087732, said Register's Office.

True Copy Certification

I, _Lucretia Albert_, 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.

Lucretia Albert
Signature

State of ___Tennessee_____

County of ___Davidson_____

Personally appeared before me. __Jennifer Thompson___, a notary public for this county and state, __Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 5/3/21

Notary's Seal (if on paper)

