Karen Johnson Davidson County
Batch# 337669 DEEDQC
01/02/2020 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200102-0000414

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Thomas W. Gallagher Affiant Subscribed and sworn to before me, this 19th day of November, 2019. Chloe Adams Notary Public My Commission Expires: 3-7-23 (stamp below)

QUITCLAIM DEED

Address New Owner: OZ615-Affordable Housing Resources, a Tennessee joint venture 4904 Idaho Ave. Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 106-1-59.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **OZ615, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **OZ615-AFFORDABLE HOUSING RESOURCES JOINT VENTURE, a Tennessee joint venture**, its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 432 Murfreesboro Pike, Nashville, Tennessee, 37210.
Parcel: 10601005900

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of Nov. 2019, 2019.

OZ615, LLC, a Tennessee limited liability company

By: Thomas W. Gallagher
Thomas Gallagher, Member

CHLOE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Thomas Gallagher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Member of OZ615, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of November, 2019.

Notary Public

My Commission Expires: 3-7-23

CHLOE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of the Quick Fuel Property as of record in Instrument No. 20190603-0052681, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to OZ615, LLC, a Tennessee limited liability company, by deed from Bradford Jason Lewis, Successor Trustee of The Bradford Jason Lewis 2011 Property Trust and James A. Lewis and Hilda M. Lewis, husband and wife, of record in Instrument No. 20190612-0056564, Register's Office for Davidson County, Tennessee.

202001020000414

True Copy Certification

I, Laura Mitchell, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY