After Recording Return To:
Westcor Investor Services
600 West Germantown Pike, Ste. 450
Plymouth Meeting, PA 19462

Karen Johnson Davidson County
Batch# 340352 DEEDQC
01/08/2020 12:52:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200108-0002746

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
KHD Investment Group, LLC, 5543 Edmondson Pike #6 Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SEE EXHIBIT A

QUITCLAIM DEED

TLD Investments, LLC, whose mailing address is **59 Nickelby Down, Brentwood, TN 37027**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **KHD Investment Group, LLC**, hereinafter grantee, whose tax mailing address is **5543 Edmondson Pike #6 Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 12-12, 2019:

TLD Investments, LLC

By: _____

Name: KENNETH H. Dupree

Its: President

STATE OF Georgia

COUNTY OF Fulton

Before me, Valerie R. McQueen, a Notary Public of said State and County aforesaid, personally appeared Kenneth H. Dupree its President on behalf of **TLD Investments, LLC** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be _____ of _____ the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he or she as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself or herself as such _____,.

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

_____
Notary Public

My Commission Expires 01-31-20

VALERIE R MCQUEEN
NOTARY PUBLIC
My Commission Expires
01-31-2020
COBB COUNTY, GEORGIA

Exhibit A

Situated in the County of Davidson and State of Tennessee, described as follows, to wit:

Being the North ½ of Lot No. 349 on the map of D.T. McGavock and Other's Addition of record in Book 21, Page 41 of the Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the Westerly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

BEING the same which Kenneth H. Dupree by Deed dated June 29, 2010 and recorded July 7, 2010 in the County of Davidson, State of Tennessee in 20100707-0053130 conveyed unto TLD Investments, LLC, a Tennessee Limited Liability Company.

Property Address: 1721 16th Ave N, Nashville, TN 37208
Parcel ID: 8111026200

Situated in the County of Davidson and State of Tennessee, described as follows, to wit:

Being the Southerly half of Lot No. 40, on the plan of Williams and Valentino's Subdivision of Lot Nos. 3 and 4 of the Woodard property, of record in Plat Book 2, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same which Kenneth H. Dupree by Deed dated July 1, 2018 and recorded July 6, 2018 in the County of Davidson, State of Tennessee in 20180706-0065562 conveyed unto TLD Investments, LLC, a Tennessee Limited Partnership.

Property Address: 1833 11th Ave N, Nashville, TN 37208
Parcel ID: 8107044200

Situated in the County of Davidson and State of Tennessee, described as follows, to wit:

Being Lot No. 167 on the Plan of Section Two, First Addition, Trinity Hills Village of record in Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 65.0 feet in the Southerly margin of Combs Drive and extends back 125.90 feet on the Easterly line and 98.5 feet on the Westerly line to a dead line in the rear, measuring 47.1 feet thereon.

BEING the same which Kenneth H. Dupree by Deed dated June 29, 2010 and recorded July 7, 2010 in the County of Davidson, State of Tennessee in 20100707-0053130 conveyed unto TLD Investments, LLC, a Tennessee Limited Liability Company.

Property Address: 2746 Combs Dr., Nashville, TN 37207
Parcel ID: 6013014500

Situated in the County of Davidson and State of Tennessee, described as follows, to wit:

Being part of Tract No. 2 on the Plan on the Real Estate of William Phillips, deceased, as of record in Book 57, Page 21, Register's Office for said county, and also known as Tract "C" on a survey of part of the George Olinger Tract prepared by Joseph A. Daugherty, Surveyor, on September 19, 1957, and described according thereto as follows:

Beginning at a utility power pole on the Easterly side of Hillside Road at the Northwest corner of Tract "B" conveyed to Charles W. Marshall and wife, by George Olinger and wife, of record in Book 2488, Page 341, said Register's Office; thence with the Northern boundary line of said Marshall property, South 87 deg. East 157.6 feet to an iron pin in the Western boundary line of the Brintley (00503798.1) Property; thence with same, North 3 deg. East 61.4 feet to the Southeast corner of Tract "D" of said Olinger property; thence with same, North 85 deg. 54' West 157.6 feet to an iron pin on the Easterly side of said Hillside Road; thence with same, South 3 deg. West 64.4 feet to the beginning.

BEING the same which Kenneth H. Dupree by Deed dated June 29, 2010 and recorded July 7, 2010 in the County of Davidson, State of Tennessee in 20100707-0053130 conveyed unto TLD Investments, LLC, a Tennessee Limited Liability Company.

Property Address: 3117 Hillside Rd., Nashville, TN 37207
Parcel ID: 6004004900

A certain Condominium Apartment in Davidson County, Tennessee, described as follows:

Unit No. 26, Lot No. 1, Horizontal Property Regime as shown on the Condominium site plan, Section One, Phase II, Chesapeake Home, as of record in Plat Book 5800, Page 292, Register's Office, Davidson County, Tennessee.

BEING the same which Kenneth H. Dupree by Deed dated June 29, 2010 and recorded July 7, 2010 in the County of Davidson, State of Tennessee in 20100707-0053130 conveyed unto TLD Investments, LLC, a Tennessee Limited Liability Company.

Property Address: 3423 Brick Church Pike, Nashville, TN 37207
Parcel ID: 050100A02600CO

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 25, Lot 1, First Horizontal Property Regime, as shown on the Condominium Site Plan, Phase II, Lot 1, Section One Chesapeake Homes, for record in Plat Book 5800, Page 155, as revised in Plat Book 5800, Page 292, Register's Office for Davidson County, Tennessee.

BEING the same which Kenneth H. Dupree by Deed dated June 29, 2010 and recorded July 7, 2010 in the County of Davidson, State of Tennessee in 20100707-0053130 conveyed unto TLD Investments, LLC, a Tennessee Limited Liability Company.

Property Address: 3425 Brick Church Pike, Nashville, TN 37207
Parcel ID: 050100A02500CO

Situated in the County of Davidson and State of Tennessee, described as follows, to wit:

Being Lot No. 26 on the Plan of Essex Place Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, September 10, 1937, as follows:

Beginning on the Southerly margin of Crockett Street at the Northeast corner of Lot No. 25; thence with the Easterly line of Lot No. 25, a 12 foot alley and Lot No. 21, Southwardly 212 feet to the Northerly margin of Lot No. 20; thence with the Northerly margin of said Lot No. 20, Eastwardly 50 feet to the Westerly line of Lot No. 27; thence with the line between Lots Nos. 26 and 27, Northwardly 212 feet to the Southerly margin of Crockett Street; thence with the Southerly margin of said street Westwardly 50 feet to the beginning.

BEING the same which Kenneth H. Dupree by Deed dated October 10, 2018 and recorded October 11, 2018 in the County of Davidson, State of Tennessee in 20181011-0101073 conveyed unto TLD Investments, LLC, a Tennessee Limited Liability Company.

Property Address: 916 Crockett St., Nashville, TN 37207
Parcel ID: 7116040800

Situated in the County of Davidson and State of Tennessee, described as follows, to wit:

Being a certain Condominium Apartment known as Unit 103, Russell Street Commons I, a Horizontal Property Regime, as shown on the plan of Russell Street Commons I, of record in Book 6900, Page 13, also being part of Lot No. 1 of Aeby Subdivision III, of record in Book 6250, Page 574, 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 which Kenneth H. Dupree by Deed dated June 29, 2010 and recorded July 7, 2010 in the County of Davidson, State of Tennessee in 20100707-0053130 conveyed unto TLD Investments, LLC, a Tennessee Limited Liability Company.

Property Address: 935 Russell St. #1, Unit 103, Nashville, TN 37206
Parcel ID: 082160B10300CO

True Copy Certification

I, Maxwell Browne, 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 Pennsylvania

County of Montgomery

Personally appeared before me, Hazel S. Trovato, a notary public for this county and state, and Maxwell Browne 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: 7/20/22
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
HAZEL S TROVATO - Notary Public
Montgomery County
My Commission Expires Jul 20, 2022
Commission Number 1224626