Karen Johnson Davidson County
Batch# 341409 DEEDQC
01/10/2020 09:41:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200110-0003575

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 05 0 147.00 and 072 07 0 063.00

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, Robert L. Scruggs, Trustee of the Melissa A. Butler Education Trust ("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:
Land in Davidson County, Tennessee, being the northerly part of Lot No. 33 on the plan of Dr. E. T. Brown's Subdivision of the J. B. King Land, as of record in Book 332, page 69, Register's Office for said county, described as follows, to-wit:

Beginning on the southerly margin of Trinity Lane at the corner of Lots 33 and 34, being the northeast corner of the property conveyed to Earl L. Hiland and wife, by deed from Harvey H. LaFollete and wife of record in Book 1683, page 172, said Register's Office; thence with the line between said two lots and Hiland's easterly line southwardly 193.3 feet, more or less, to the northwest corner of the property conveyed to Clifton J. Dukes and wife by deed from W. D. Wyatt and wife, of record in Book 3185, page 504, said Register's Office; thence with Duke's northerly line eastwardly 50 feet to the line between lots nos. 33 and 32; thence notherly with said line 187 1/2 feet, more or less, to the southerly margin of Trinity Lane; thence westwardly 50 feet to the point of beginning.

TRACT 2:
LAND in Davidson County, Tennessee, being the eastern one-half of Lot No. 17 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said eastern one-half of Lot No. 17 fronts 50 feet on the southerly side of Kirkland Avenue and runs back between parallel lines 264 feet on the west side and 261.4 feet on the east side to a dead line and measures 50 feet on said line.

Being the same property conveyed to Robert L. Scruggs, Trustee of the Melissa A. Butler Education Trust, by Warranty Deed from Beatrice Cayee in instrument No. 20131002-0103310, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 1030 East Trinity Lane & 1164 Kirkland Avenue, Nashville, TN.

IN WITNESS WHEREOF, Robert L. Scruggs, Trustee has executed this Quitclaim Deed as of the 8th day of ~~December~~ January, ~~2019~~ 2020.

Robert L. Scruggs, Trustee of the Melissa A. Butler Eduction Trust

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public of this County, Robert L. Scruggs, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 8th day of ~~December~~ January, ~~2019~~ 2020.

Notary Public

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My commission expires: 1-3-2022

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Sworn and subscribed to before me this 9th day of ~~December, 2019~~ January 2020.

Notary Public

My Commission Expires: 9-7-20

