QUITCLAIM DEED

Karen Johnson Davidson County Batch# 341940 DEEDQC 01/13/2020 08:06:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20200113-0003900	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00 Heather Wood Affiant Subscribed and sworn to before me, this the 10th day of January, 2020. Ashley Osgood Notary Public My commission expires: 12/04/2023

ASHLEY OSGOOD STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Hari Ohm Associates Partnership 4156 Outer Drive Nashville, TN 37204	New Owner	092-16-0-086.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HOLLIS & HOLLIS, LLC**, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto **HARI OHM ASSOCIATES PARTNERSHIP**, a Tennessee general partnership, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property also known as 110 20th Avenue North, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 10th day of January, 2020.

HOLLIS & HOLLIS, a Tennessee limited liability company

By: John W Hollis
Name: John W. Hollis
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John W. Hollis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of HOLLIS & HOLLIS, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as John Hollis, Chief Manager of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Exhibit A

Legal Description

Being a Parcel of Land in the 21st Council-Manic District within the Urban Services District of Metropolitan Nashville-Davidson County, Tennessee. Being Generally located to the south of Hayes Street, east of 20th Avenue North, and north of Alley No. 382. Being a portion of Lot 149 as shown on the Plan of the Subdivision of the Boyd Home Tract of record in Plat Book 21, Page 39, R.O.D.C., and being more particularly described as follows:

BEGINNING at a ½" Iron Rod (Old) with Cherry Cap in the southerly right-of-way of Hayes Street (50' Public Right-of-Way) at the common corner of Cooper Properties of record in Instrument No. 20170503-0043855, R.O.D.C., and the Hollis & Hollis, LLC property of record in Deed Book 11673, Page 322, R.O.D.C.

THENCE, with said Cooper Properties S 30° 41' 30" E, 171.46 feet to a ½" Iron Rod (Old) in the northerly right-of-way of Alley No. 382;

THENCE, with said Alley No. 382, S 59° 24' 06" W, 100.00 feet to the westerly right-of-way of 20th Avenue North;

THENCE, with said 20th Avenue North N 30° 41' 30" W, 171.25 feet to said Hayes Street southerly right-of-way;

THENCE, with said Hayes Street N 59° 16' 54" E, 100.00 feet to the POINT OF BEGINNING;

Containing 17,135 Square Feet or 0.39 Acres, more or less;

Being the same property conveyed to Hollis & Hollis, LLC by Special Warranty Deed of record in Book 11673, Page 322, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

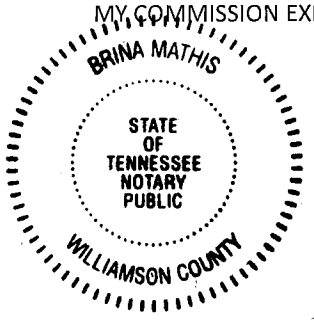
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).