THIS INSTRUMENT PREPARED BY:

Charles B. Griffith, Attorney-at-Law
108 Harding Place, Suite 203
Nashville, Tennessee 37205

This instrument was prepared solely by information provided by the contracting parties hereto and without the benefit of a title examination.

Karen Johnson Davidson County
Batch# 364930 DEEDQC
02/28/2020 10:32:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200228-0022408

New Owner:
Fox Brothers Realty II, LLC
2137 Old Hickory Blvd.
Nashville, TN 37215-5307

Send Tax Bills To:
New Owner

Map / Parcel No.:
104-1-441
(Lot 3)

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, FOX BROTHERS REALTY, LLC, a Tennessee limited liability company ("Grantor," herein) does hereby quitclaim, transfer and convey all of its right, title and interest in and to the following described property to FOX BROTHERS REALTY II, LLC, a Tennessee limited liability company ("Grantee," herein), in fee simple, said property or tract being situated in Davidson County, Tennessee, being more particularly described as follows:

> Lot No. 3 on the Plan of a re-subdivision of Lots 182, 183, p/o 184, West Grove Subdivision, as of record in Plat Book 5200, Pg. 500, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> The said legal description is the same as the previous deed of record.

BEING THE SAME property conveyed to the Grantor by quitclaim deed dated April 10, 2017, from Charles Brian Fox and David Patrick Fox, of record as Instrument No. 20170417-0036664, Register's Office for Davidson County, Tennessee.

BEING improved property commonly referred to as: 3536-3538 Nebraska Avenue
Nashville, Tennessee 37209

AND THIS CONVEYANCE is made subject to any and all limitations, restrictions, and encumbrances which may affect the said property.

IN WITNESS WHEREOF, the Grantor has, by and through the below-signing individual as and for said Grantor's duly-authorized representative and agent, executed this instrument as of this 25th day of February, 2020.

GRANTOR:
Fox Brothers Realty, LLC
BY:

David Fox, MANAGER

CHARLES B. GRIFFITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public in and for the said County and State, personally appeared David Patrick Fox, personally known to me or who proved himself to be the same on satisfactory evidence, and who acknowledged that he executed the above instrument for the purposes contained therein, having been duly-authorized by the said Grantor to sign for and to bind the said company.

WITNESS MY HAND and seal, at office, as of this 25th day of February, 2020.

NOTARY PUBLIC
My Commission Expires: 7-9-22

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO Dollars ($0.00).

Affiant

CHARLES B. GRIFFITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sworn to and subscribed before me,
As of this 25th day of February, 2020.

NOTARY PUBLIC
My Commission Expires: