This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 367493 DEEDQC
03/05/2020 09:59:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200305-0024687

QUITCLAIM DEED

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP/PARCEL NO.
Belcourt Property Co., LLC DJEM Belcourt LLC c/o Hardwick Partners, Inc. 2227 Union Street San Francisco, California 94123	[SAME]	10408017300

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 1810 Belcourt, LLC, a Tennessee limited liability company (the "Grantor") hereby quitclaims to Belcourt Property Co., LLC, a Delaware limited liability company as to a 58.824% undivided interest, and DJEM Belcourt LLC, a Delaware limited liability company as to a 41.176% undivided interest, as tenants in common (collectively, "Grantees"), and Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property located at 1810 Belcourt Avenue, Nashville, Tennessee 37212-3976.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 27th day of February, 2020.

GRANTOR:

1810 BELCOURT, LLC, a Tennessee limited liability company

By: STONEHENGE REAL ESTATE GROUP, LLC, a Tennessee limited liability company
Its: Manager

By: _____
Todd Jackovich
Its: Manager

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Todd Jackovich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Stonehenge Real Estate Group, LLC, a Tennessee limited liability company, the Manager of 1810 Belcourt, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.



_____
Notary Signature

Brina Mathis
Print Notary Name

NOTARY PUBLIC
My Commission Expires: 4-21-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 27 day of February, 2020.

Notary Public

My Commission Expires: 4-21-2020

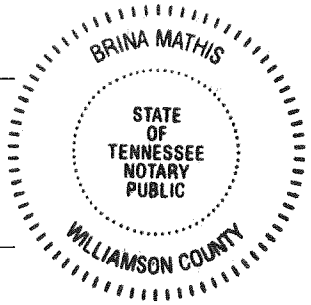


Exhibit A

Legal Description of Land

Legal Description of Land

Said property is described as follows:

Being a tract of land lying in the 18th Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee. Said tract of land being a portion of Lots 8, 9 and 10 of the final plat entitled "O.H. Shields Subdivision" and a portion of Lots 44, 55, 57 and 69 of the final plat entitled "O. B. Hayes Rokeby" of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee. Said tract being bound on the north by Le Ritz Condominiums, on the east by Alley #445 (15-foot Right-of-Way), on the south by Belcourt Avenue (50-foot Right-of-Way), on the west by 19th Avenue South (50-foot Right-of-Way) and being more particularly described as follows:

Beginning at the northeast corner of the intersection of Belcourt Avenue and 19th Avenue South. Said intersection being the southeast corner of a right-of-way dedication for 19th Avenue South as recorded in Instrument No. 20140414-0030885, Register's Office for Davidson County, Tennessee; thence, Leaving the northerly right-of-way of said Belcourt Avenue, with the easterly right-of-way line of said 19th Avenue South, N 09 deg 12' 50" E, 132.18 feet to the southerly line of property conveyed to Le Ritz Condominiums of record in Instrument No. 20130212-0014420, Register's Office for Davidson County, Tennessee.; thence, With the southerly line of said Le Ritz Condominiums property S 82 deg 08' 44" E, 149.11 feet to an iron rod (old) lying on the westerly right-of-way line of Alley # 445; thence, With said westerly right-of-way Alley # 445, S 09 deg 30' 26" W, 132.41 feet to the northerly right- of-way line of Belcourt Avenue; thence, Leaving said easterly right-of-way of Alley #445, with the northerly right-of-way line of Belcourt Avenue, N 82 deg 03' 48" W, 148.43 feet to the Point of Beginning; Containing 19,675 square feet or 0.45 acres, more or less, according to an ALTA/ACSM Land Title Survey prepared by Barge Waggoner, Sumner and Cannon, Inc., File No. 3557105, dated April 17, 2014.

Being a part of the property conveyed to 1810 BELCOURT, LLC, a Tennessee limited liability company, by Quitclaim deed of record in Instrument No. 20140424-0034733 Register's Office for Davidson County, Tennessee. Being also known as 1810 Belcourt Avenue, Nashville, Tennessee 37212-3976.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC BRINA MATHIS WILLIAMSON COUNTY