This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 369279 DEEDQC
03/09/2020 10:49:46 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200309-0026117

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
1820 4th Avenue North, LLC 741 Mays Chapel Road Mount Juliet, Tennessee 37122	New Owner	071-05-0-225.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CAL-TEN, INC.**, a Tennessee corporation ("Grantor"), does hereby quitclaim and convey unto **1820 4TH AVENUE NORTH, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 1818 Seminary Street, Nashville, Davidson County, Tennessee 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

Cal-Ten, Inc. is dissolved and this deed is part of the process to windup its business.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 5 day of March, 2020.

GRANTOR:

CAL-TEN, INC., a Tennessee corporation

By: _____
Michael Grant, Vice-President

STATE OF _____
COUNTY OF _____

Before me, a Notary Public of the state and county mentioned, personally appeared Michael Grant, 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 Vice-President of Cal-Ten, Inc. a Tennessee corporation, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained as such Vice-President.

WITNESS my hand and seal, at office in _____, this _____ day of March, 2020.

See attached California notarial acknowledgment 3/5/2020

_____
Notary Public

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On March 5, 2020 (Date) before me, Patricia Kossitch, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Michael Grant (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

PATRICIA KOSSITCH
Notary Public - California
Los Angeles County
Commission # 2259292
My Comm. Expires Oct 20, 2022

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed 1818 Seminary St. Nashville Davidson County TN 37207
Document Date: March 5, 2020 Number of Pages: 2 (Two)
Signer(s) Other Than Named Above: N/A.

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael Grant	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing: Self	Signer is Representing:

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Perry

AFFIANT

Subscribed and sworn to before me, this 9th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 6/21/21

TAMMY L. REEVES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

Legal Description

Being Lots Nos. 130 and 131 Scruggs Sub. Brooklyn Heights as of record in Book 332, Page 140, Register's Office, Davidson County, Tennessee.

Said Lots Nos. 130 and 131 front together 80 feet on the northerly side of Brooks Avenue and run back northerly between parallel lines 140 feet to an alley.

BEING the same property conveyed to Cal-Ten, Inc. by deed of record in Instrument No. 20150812-0080676, Register's Office for Davidson County, Tennessee.

This is improved property located at 1818 Seminary Street, Nashville, Davidson County, Tennessee 37207.