Karen Johnson Davidson County
Batch# 379391 DEEDQC
03/30/2020 12:01:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200330-0033916

This instrument was prepared by:

Joshua T. Rose
Abell Rose LLC
108 S. Madison Ave.
Louisville, KY 40243

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Parcel Number(s):**
SMM Realty, LLC Attn: Steven Marcus 316 Central Ave. Peewee Valley, KY 40056	SMM Realty, LLC Attn: Steven Marcus 316 Central Ave. Louisville, Kentucky 40056	105-10-0-52.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Calvin H. Marcus, Jr., LLC ("**Grantor**") does hereby quitclaim and transfer unto SMM Realty, LLC ("**Grantee**"), and Grantee's successors and assigns, all of Grantor's right, title and interest in those certain parcels of land (the "**Property**") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto.

This is improved and unimproved property located at 638 Benton Ave., Nashville, Tennessee.

The Property is subject to all limitations, restrictions, and encumbrances as may affect such Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Pursuant to T.C.A. § 67-4-409(a)(3)(H), this transfer is exempt from tax, as it is executed by the trustee of a testamentary trust to distribute this real property to a trust beneficiary. Likewise, pursuant to T.C.A. § 67-4-409(a)(5), no oath of consideration is required.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this deed this 5th day of March, 2020.

GRANTOR:

Calvin H. Marcus, Jr., LLC
By: Steven Marcus
Title: Member & Manager

COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

Before me, Steven Marcus, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Steven Marcus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member and Manager of Calvin H. Marcus, Jr., LLC, a Florida limited liability company, the within named grantor, and that he as such manager and member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as authorized agent of the grantor.

WITNESS my hand, at office, this 5th day of March, 2020.

Lori A. Driscilla 619339
Notary Public
My Commission Expires: 3/14/2023

EXHIBIT A

PROPERTY DESCRIPTION

BEING LOT NOS. 7, 8, 9, 10, AND 11 AND A PORTION OF A 14 FOOT ALLEY, NOW CLOSED, ON THE MAP OF VINE HILL, AS OF RECORD IN BOOK 161, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NOTHERLY MARGIN OF BENTON AVENUE AT THE CORNER OF LOT NOS. 11 AND 12; THENCE WITH THE LINE BETWEEN SAID TWO LOTS AND WITH THE LINE BETWEEN LOT NOS. 6 AND 7, NORTHWARDLY 329 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF A 25 FOOT STREET; THENCE WITH THE LINE OF SAID STREET, WESTWARDLY 213 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE L&N RAILROAD; THENCE WITH SAID RIGHT-OF-WAY, SOUTHWARDLY 341.8 FEET TO THE NORTHERNLY MARGIN OF BENTON AVENUE; THENCE WITH SAID AVENUE, EASTWARDLY 116 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO M REALTY LLC, A KENTUCKY LIMITED LIABILITY COMPANY, AND CALVIN H. MARCUS, JR. BY QUITCLAIM DEED FROM M REALTY COMPANY OF RECORD IN INSTRUMENT NO. 20101119-0092769, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CALVIN H. MARCUS, JR. HAVING SINCE CONVEYED HIS INTEREST TO CALVIN H. MARCUS, JR., TRUSTEE OF THE CALVIN H. MARCUS, JR. REVOCABLE TRUST OF 2000 BY QUIT CLAIM DEED OF RECORD IN INSTRUMENT NO. 2011108-0087411, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO CALVIN H. MARCUS, JR., LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM CALVIN H. MARCUS, JR., TRUSTEE OF THE CALVIN H. MARCUS, JR. REVOCABLE TRUST OF 2000 OF RECORD IN INSTRUMENT NO. 20121126-0108487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.