THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARIAH SUTTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 17th day of April, 2020. Notary Public My Commission Expires: 7-3-2023

QUITCLAIM DEED

Address New Owner: Jackson Builders, LLC 5016 Centennial Blvd, Suite 200 Nashville, TN 37209-1577	Send Tax Bills to: New Owner	Map Parcel No. 092-06-0-446.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE A. GALLEGO, TRUSTEE UNDER THE L.G. SEPARATE PROPERTY TRUST AGREEMENT DATED NOVEMBER 16, 2005** ("Grantor"), by these presents, does hereby quitclaim and convey unto **JACKSON BUILDERS, LLC, a Tennessee limited liability company** and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 38 on the Plan of Map of Faulconer and Ashcroft's Subdivision of record in Plat Book 57, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 36 feet on the North side of Batavia Street, formerly Prospect Street, and runs back between parallel lines, 106 feet to an alley.

Being the same property conveyed to LAWRENCE GALLEGO, TRUSTEE UNDER THE L.G. SEPARATE PROPERTY TRUST AGREEMENT DATED NOVEMBER 16, 2005, by Deed from LAWRENCE GALLEGO, recorded in Instrument No: 20191106-0114843 on November 6, 2019, in said Register's Office for Davidson County, Tennessee.

This is improved property, known as: **2714 Batavia Street, Nashville, TN 37208**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

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Karen Johnson Davidson County
Batch# 388621 DEEDQC
04/20/2020 02:24:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200420-0041248

Witness my hands this the 16 day of March, 2020, the bargaining party, having caused my name to be signed hereto on said day and date.

"GRANTOR:

L.G. SEPARATE PROPERTY TRUST AGREEMENT
DATED NOVEMBER 16, 2005

Lawrence Gallego, Trustee

By: Lawrence Gallego, Trustee

STATE OF California
COUNTY OF San Diego

Before me, the Undersigned, a Notary Public in and for said County and State, personally appeared **LAWRENCE GALLEGO**, who whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged such person to be the Trustee of the **L.G. SEPARATE PROPERTY TRUST AGREEMENT DATED NOVEMBER 16, 2005** and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal this 16 day of March 2020

T.

Notary Public
My Commission Expires: 11/08/2023

TYLER LEE CHAMNESS
COMM. #2311909
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires 11-08-2023