Prepared By:
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Karen Johnson Davidson County
Batch# 403231 DEEDQC
05/20/2020 09:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200520-0052291

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **MESA VERDE ASSETS, LLC** (herein the "Grantor"), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, release, remise, quitclaim and convey unto **EPH 2 ASSETS, LLC** (herein the "Grantee") all of its title and interest in and to the following described real estate located in Davidson County, Tennessee:

FOR LEGAL DESCRIPTIONS SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed as having the applicable gender and number according to the context hereof.

This deed was prepared without the benefit of a title search.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed, or has caused this Quitclaim Deed to be executed by and through its duly authorized representative, this 12th day of May, 2020.

GRANTOR:

MESA VERDE ASSETS, LLC
By: Main Street Renewal, LLC
Its: Authorized Signor

By: Alyson Cimino
Its: Closing Manager

STATE OF: TEXAS
COUNTY OF: TRAVIS

Before me the undersigned Notary Public of the State and County aforesaid, appeared Alyson Cimino, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged herself to be the Closing Manager for Main Street Renewal, LLC, the Authorized Signor for MESA VERDE ASSETS, LLC, the within named bargainor, and that she as such authorized signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as an authorized signatory.

WITNESS my hand and seal, at office in Travis County, Texas this 12 day of May, 2020.

Notary Public

My commission expires: 1/6/2021

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

New Owner Name and Address EPH 2 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: See Exhibit A Mail tax bills to: EPH 2 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: See Exhibit A	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00** AFFIANT Subscribed and sworn to before me this 12 day of May, 2020. NOTARY PUBLIC Commission expires: 1/6/2021

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

EXHIBIT A

Tract 1:

Lot 5, SUBDIVSION OF LOT NO. 49 IN O.B. HAYES' ROKEBY ADDITION, as shown on plat of record in Plat Book 421, Page 22, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Granter by deed of record at Instrument No. 20190430-0040019 in the Register's Office of Davidson County, Tennessee.

Property Address: 1508 Villa Place, Nashville, TN 37212
Parcel ID No.: 105-05-0-058.00

Tract 2:

Lot 7, Bowlingate, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 844, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Granter by deed of record at Instrument No. 20190429-0039193 in the Register's Office of Davidson County, Tennessee.

Property Address: 3624 Bowlingate Lane, Nashville, TN 37215
Parcel ID No.: 117-05-0A-007.00

Tract 3:

Lot 15, BAXTER HEIGHTS, as shown on plat of record in Plat Book 2083, Page 94, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Granter by deed of record at Instrument No. 20190306-0020668 in the Register's Office of Davidson County, Tennessee.

Property Address: 3810 Hilltop Ave, Nashville, TN 37216
Parcel ID No.: 061-14-0-096.00

Tract 4:

Lot 40, TYNE VALLEY ESTATES, SECTION 4, as shown on plat of record in Plat Book 3600, Page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Granter by deed of record at Instrument No. 20190703-0064938 in the Register's Office of Davidson County, Tennessee.

Property Address: 5849 Beauregard Dr, Forest Hills, TN 37215
Parcel ID No.: 145-10-0-003.00

Tract 5:

LAND in Davidson County, Tennessee, being Lot No. 67 on the Plan of Burton Hills Village of Summerwind - Tract 12 as of record in Book 6250, Page 811, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Granter by deed of record at Instrument No. 20190306-0020717 in the Register's Office of Davidson County, Tennessee.

Property Address: 703 Summerwind Circle, Nashville, TN 37215
Parcel ID No.: 131-06-0B-071.00

True Copy Certification

I, Alyson Cimino, 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.

Alyson Cimino
Signature

State of Texas

County of Travis

Personally appeared before me, Jesse Bahun, a notary public for this county and state, Alyson Cimino who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-13-2022
Notary' Seal (if on paper)

JESSE BAHUN
Notary ID #131449155
My Commission Expires
February 13, 2022