This Instrument Prepared By: Shannon Franklin at 901 Phillips St, Nashville, TN 37208, USA

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Shannon Franklin of The Property Sisters, LLC, a Tennessee corporation whose tax mailing address is 901 Phillips St., Nashville, TN 37208, USA, (the "Grantor"), for and in consideration of 0.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Nashville Property Holdings LLC, a Tennessee corporation, whose tax mailing address is 5810 Shelby Oaks Dr, Ste B, Memphis, TN 38134, USA, (the "Grantee") all interest in the following described real estate located in the county of Davidson, State of Tennessee :

Land in Davidson County, Tennessee, being the East 55 feet of Lot Nos. 364 through 368, inclusive, on the Plan of Oakwood Park of record in Plat Book 421, page 12, 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 parts of said lots front 55 feet on the South side of Richardson Avenue or Street, and run back between parallel lines 154 feet, along the West line of North Ninth Street, now Montgomery Avenue to a dead line.

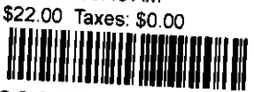
Being the same property conveyed to The Property Sisters, LLC by Warranty Deed from Patricia Cross, unmarried, AKA Mary Patricia Cross, unmarried, dated May 18, 2018 and recorded May 23, 2018 Instrument No. 20180523-0049472 in the Register's office for Davidson County, Tennessee.

Further, being the same property conveyed to Raymond Cross, Jr. and wife Patricia Cross by Warranty Deed from Estella M. Horne, unmarried of record in Book 3459, page 323, Register's Office for Davidson County, Tennessee, dated October 25, 1962 and recorded on October 26, 1962. Raymond Cross Jr. having since died on 12/12/14, leaving Patricia Cross as sole tenant by the entirety.

This is improved property known as : 810 Richardson Ave, Nashville, TN, 37207.

IN WITNESS WHEREOF the Grantor has executed this instrument this 21st day of May ,2020.

Karen Johnson Davidson County
Batch# 407690 DEEDQC
05/29/2020 11:06:48 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20200529-0055530

The Property Sisters, LLC
Per: Shannon Franklin
Shannon Franklin

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

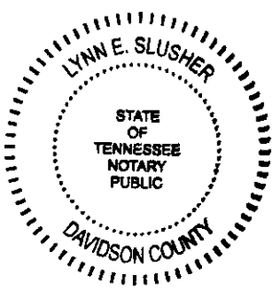
Before me, Lynn Slusher a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Shannon Franklin of The Property Sisters, LLC, a Tennessee corporation, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 21st day of May, 2020.

Lynn E. Slusher

Notary Public, the State of Tennessee

County of Davidson



My commission expires: 5/9/2023

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $0.

Shannon Franklin
Affiant

Subscribed and sworn before me, this 21st day of May, 2020

Lynn E. Slusher
Notary

LYNN E. SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires
5/9/2023

Register's Fee $ 22

Mail Tax Notice to: Shannon Franklin, 901 Phillips St, Nashville, TN 37208, USA

Parcel Number: 5303011200