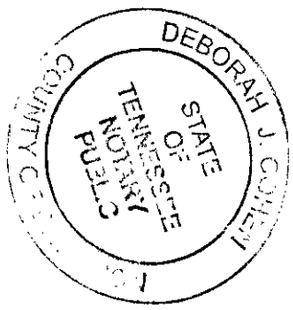
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2020.

Notary Public

My commission expires: May 2, 2022

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Newhall Brittany Partners 2305 Cruzen Street Nashville, TN 372211	New Owner	083-11-0-184.00 083-11-0-185.00 083-11-0-186.00 083-11-0-204.00 083-11-0-205.00 083-11-0-206.00

FOR AND IN CONSIDERATION of the sum of $0.00, GRAND CANYON PROPERTIES, LLC., a Tennessee limited liability company, and COORDINATION PLUS, LLC, a Tennessee limited liability company, by these presents do hereby quitclaim and convey unto NEWHALL BRITTANY PARTNERS, a Tennessee general partnership, its successors and assigns, all their right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 2326 Brittany Drive, 2328 Brittany Drive, 604 Newhall Drive, 606 Newhall Drive, 608 Newhall Drive, and 610 Newhall Drive, Nashville, Tennessee 37206.

Karen Johnson Davidson County
Batch# 407863 DEEDWARR
05/29/2020 03:31:48 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20200529-0055757

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed effective as of the 29th day of May, 2020.

GRAND CANYON PROPERTIES, LLC.,
a Tennessee limited liability company

By: Virginia N. Pitts, CM
Name: Virginia N. Pitts
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Virginia N. Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the chief manager of Grand Canyon Properties, LLC., the within named bargainor, a Tennessee limited liability company, and that as such chief manager of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Virginia N. Pitts, chief manager of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of May, 2020.

Deborah J. Coe
NOTARY PUBLIC

My Commission Expires: May 2, 2022

DEBORAH J. COE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

COORDINATION PLUS, LLC,
a Tennessee limited liability company

By: Virginia N. Pitts, CM
Name: Virginia N. Pitts
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Virginia N. Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the chief manager of Coordination Plus, LLC, the within named bargainor, a Tennessee limited liability company, and that as such chief manager of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Virginia N. Pitts, chief manager of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of May, 2020.

Deborah J. Coe
NOTARY PUBLIC

My Commission Expires: May 2, 2022

DEBORAH J. COE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit A

Legal Description

Legal Description
Newhall Brittany A
Containing – 1.0518 acres

Situate in the City of Nashville, the 6th council district of Davison County and the State of Tennessee and being all of Lots 294A, 295A, 296A of the Map of Fortland Park, Section 4, as recorded in Plat Book 6250, Page 622, in the name of Grand Canyon Properties, LLC, as recorded in DB-20040408-0040032, and Lots 294B, 295B, 296B of the aforementioned Map of Fortland Park, Section 4, in the name of Coordination Plus, LLC, as recorded in DB-20040408-0040014 and being more particularly described as follows:

Beginning at a set iron pin and cap on the existing southerly right-of-way line of Newhall Drive as dedicated per Book 5200, Page 777 and the northwesterly corner of lot 297B of said Map of Fortland Park, Section 4, in the name of Coordination Plus, LLC, as recorded in DB-20040408-0040014,

Thence along the westerly line of said lot 297B, South 59°10'54" West, a distance of 172.59 feet to a set iron pin and cap on the northerly line of lot 282 of the Map of Fortland Park, Section 3, as recorded in Plat Book 2900, Page 61, in the name of Megan A Johnson, as recorded in DB-20160613-0059774,

Thence along the northerly line of said lot 282, and in part along lot 283, in the name of Frederick H Woods, as recorded in DB-00007472-0000399, North 64°09'49" West, a distance of 52.67 feet to a found concrete monument at the southeasterly corner of lot 290, in the name of David J & Tina P Diehl, as recorded in DB-20120817-0073821,

Thence along the easterly line of said lot 290, and in part along lot 291, in the name of Neely M McCoy, EtUx, as recorded in DB-00003104-0000218, North 21°37'16" East, a distance of 214.07 feet to a set iron pin and cap on the southerly line of lands in the name of Candace Kay Randolph, as recorded in QC-00009602-0000302,

Thence along said Randolph lands the following 2 (two) courses:

1) North 70°30'19" East, a distance of 51.34 feet to a found post,
2) North 17°49'04" East, a distance of 124.97 feet to a set iron pin and cap on the southerly right-of-way line of Brittany Drive as dedicated per Book 5200, Page 777,

Thence along said right-of-way of Brittany Drive the following 2 (two) courses:

1) South 72°10'55" East, a distance of 94.22 feet to a set iron pin and cap,
2) 39.26 feet along a curve to the right, said curve having a 25 foot radius, and being subtended by a chord bearing South 27°11'07" East with a distance of 35.35 feet to a set iron pin and cap on the westerly right-of-way line of the aforementioned Newhall Drive,

Thence along said right-of-way of Newhall Drive the following 3 (three) courses:

1) South 17°49'05" West, a distance of 99.97 feet to a set iron pin and cap,
2) 60.68 feet along a curve to the right, said curve having a 100.23 foot radius, and being subtended by a chord bearing South 34°01'05" West with a distance of 59.75 feet to a set iron pin and cap,
3) 71.72 feet along a curve to the left, said curve having a 50.00 foot radius, and being subtended by a chord bearing South 10°16'28" West with a distance of 65.735 feet to the Point of Beginning.

Containing – 1.0518 Acres of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel.

North and Bearing System based upon the Tennessee State Plane Coordinated System, NAD83 and referenced to the T.D.O.T. – G.N.S.S. network and collected utilizing a Spectra SP80 receiver during a field survey conducted by B A Land Professionals, LLC. on March 31, 2020.

All monuments called to be set are 5/8" x 24" rebar with yellow plastic identification caps stamped "B A Land Professionals". This survey and description was prepared by or under the direct supervision of Donovan P. Benson, Tennessee RLS #3046.

Being a portion of the same property conveyed to Coordination Plus, LLC, a Tennessee limited liability company, by deed from Brittany Partnership, a Tennessee general partnership and Bartlett, Bartlett & Ogle, a Tennessee general partnership and Newhall Partnership, a Tennessee general partnership, of record in Instrument No. 2004048-0040014, dated April 6, 2004, said Register's Office.

Being a portion of the same property conveyed to Grand Canyon Properties, LLC, a Tennessee limited liability company, by deed from Brittany Partnership, a Tennessee general partnership and Bartlett, Bartlett & Ogle, a Tennessee general partnership and Newhall Partnership, a Tennessee general partnership, of record in Instrument No. 20040408-0040032, dated April 6, 2004, said Register's Office.