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This instrument was prepared by:

J. Bryan Echols, Esq.
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
(615) 465-6006

Karen Johnson Davidson County
Batch# 428444 DEEDQC
06/30/2020 09:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200630-0070584

QUITCLAIM DEED

FROM: Cummins Station, LLC, a Delaware limited liability company, formerly known as Cummins Station, LLC, a Tennessee limited liability company, as successor by merger with Cummins Station, L.L.C., a Virginia limited liability company, Grantor

TO: TEN D, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Ten D, LLC 209 – 10th Avenue South, Suite 134 Nashville, Tennessee 37203-0782	Same	09310001700 09310001800

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12 day of June, 2020.

ELIZABETH REID
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Elizabeth Reid
Notary Public
My Commission Expires: Nov. 8, 2022

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CUMMINS STATION, LLC, a Delaware limited liability company, formerly known as Cummins Station, LLC, a Tennessee limited liability company, as successor by merger with Cummins Station, L.L.C., a Virginia limited liability company ("Grantor"), does quitclaim unto TEN D, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 210 and 212 10th Avenue South, Nashville, Tennessee 37203.

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

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 12 day of June, 2020.

GRANTOR:

CUMMINS STATION, LLC, a Delaware limited liability company, formerly known as Cummins Station, LLC, a Tennessee limited liability company, as successor by merger with Cummins Station, L.L.C., a Virginia limited liability company

By: _____
ZACHARY P. LIFF
Manager

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Elizabeth Reid, a Notary Public of said County and State, personally appeared ZACHARY P. LIFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of CUMMINS STATION, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 12 day of June, 2020.

ELIZABETH REID
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Elizabeth Reid
Notary Public
My Commission Expires: Nov. 8, 2022

EXHIBIT A

PROPERTY DESCRIPTION

Being two parcels of land lying in the 19th Council District of Metropolitan Nashville, Davidson County, Tennessee, east of 10th Avenue South, south of Demonbreun Street, west of Alley #116 and north of Clark Place. Being a portion of the Mansion lot and all of Lot 22 as shown on the Gowdey Plan, as recorded in Plat Book 21, page 86, R.O.D.C.T. and being more particularly described as follows:

Beginning at a nail with "Donlon" shiner found, in the west right-of-way of 10th Avenue South where it intersects the north right-of-way Clark Place; Thence, with the east right-of-way of 10th Avenue South, North 27 degrees 13 minutes 16 seconds West, 130.01 feet to a nail with "Donlon" shiner found at the southwest corner of the Ten D, LLC property as recorded in Instrument # 20140516-0042168, R.O.D.C.T.; Thence, with the south boundary of said property, North 62 degrees 53 minutes 32 seconds East, 176.21 feet to a Mag nail set in Alley #116;

Thence, with said alley, South 26 degrees 57 minutes 12 seconds East, 130.00 feet to a mag nail set in the north right-of-way of Clark Place; Thence, with said right-of-way, South 62 degrees 53 minutes 25 seconds West, 175.60 feet to the Point of Beginning.

The above described parcels contain 0.52 acres (22,868 sq. ft) more or less and is based on a survey by Jason Moseley, TN RLS 2644 with OHM Advisors, 209 10th Avenue South, Suite 116, Nashville, TN 37203.

Being the same property conveyed to CUMMINS STATION, L.L.C. from HENRY SENDER by Quitclaim Deed of record in Book 9334, page 760, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Isabella Sienkiewicz, 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.

Signature

State of Illinois

County of Cook

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] 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: 03/11/2023
Notary' Seal (if on paper)

OFFICIAL SEAL
LAUREL D ARLIS
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 03/11/2023