Karen Johnson Davidson County
Batch# 433233 DEEDQC
07/08/2020 02:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200708-0074088

THIS INSTRUMENT PREPARED BY:
J. Steven Kirkham, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Address of New Owner:

Tri Star Energy, LLC
1740 Ed Temple Boulevard
Nashville, TN 37208
Attn: General Counsel

Send Tax Bills to:

Same

Map-Parcel No.

Map/Parcel No.
105 04 0 249,
105 04 0 248

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP**, a Tennessee limited partnership, hereinafter, the "Grantor", does hereby quitclaim and convey unto **TRI STAR ENERGY, LLC**, a Delaware limited liability company, hereinafter, the "Grantee", its successors and assigns, all of the Grantor's right, title and interest in and to the following described land in Weakley County, State of Tennessee (the "Property"), to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property known as 167 Lafayette Street, Nashville, Tennessee 37210.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2020.

HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By:_____
Ronald L. Hollingsworth, General Partner

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ronald L. Hollingsworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the General Partner of Hollingsworth Family Limited Partnership, the within named bargainor, a Tennessee limited partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as such General Partner.

Witness my hand and seal, at office in Springfield, Tennessee, this the 19th day of June, 2020.

Tammy H. Palmore
NOTARY PUBLIC

TAMMY H. PALMORE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 7-20-22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Steven R Hostetter
AFFIANT

Subscribed and sworn to before me this
30th day of June, 2020.

Sharlene Murphy
Notary Public

My Commission Expires: July 9, 2022

SHARLENE MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JULY 9, 2022

EXHIBIT A

Legal Description

Land in the Seventeenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, consisting of Lots 1, 2 and 3 on the plan of Shields Subdivision recorded in Book 57, Page 110 in the Register's Office for Davidson County, Tennessee, less the areas from the widenings of Lafayette Street and Fairfield Avenue, and being more particularly described as follows:

BEGINNING as an iron rod (old) on the southerly right-of-way (80 feet wide) of Lafayette Street at its intersection with the westerly boundary line of the Mohamed, Ahmed and Chobarek Stsankari property recorded in Instrument Number 20010606-0059342 in the Register's Office for Davidson County, Tennessee, said iron rod (old) being the northeast comer of the herein described tract;

Thence, with said westerly boundary line, South 16 degrees 14 minutes 35 seconds West 103.00 feet to on iron rod (Old) on the northerly margin (12 feet) of Alley Number 799;

Thence, with said margin, North 68 degrees 21 minutes 25 seconds West 150.00 feet to on iron rod (old) on the easterly right-of-way (50 feet wide) of Fairfield Avenue;

Thence, with said right-of-way, North 16 degrees 14 minutes 35 seconds East 86.50 feet to an iron rod (old) at the beginning of a turn in curve concave to the southeast and having a radius of 15.00 feet;

Thence, with said curve, an arc distance of 25.00 feet through a central angle of 95 degrees 29 minutes 35 seconds (chord: North 63 degrees 53 minutes 48 seconds East 22.21 feet to an iron rod (old) on said southerly right-of-way of Lafayette Street;

Thence, with said right-of-way, South 68 degrees 21 minutes 11 seconds East 133.52 feet to the BEGINNING containing 0.35 acre± or 15,322± square feet, as surveyed by J. Alan Cummings, Tennessee Registered Land Surveyor Number 2351, of Crawford & Cummings, PC., 8161 Highway 100, Suite 163, Nashville, TN 37221, on November 5, 2019.

Being the same property conveyed to Hollingsworth Family Limited Partnership by Deed dated March 27, 2008 from Fox Group, Inc., recorded April 1, 2008, in Instrument Number 20080401-0032481, in the Register's Office for Davidson County, Tennessee, with legal description therein having been corrected by Scrivener's Affidavit of record in Instrument No. 20200213-0016499 in said Register's Office.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)



Notary Signature

My Commission Expires: September 7, 2020