QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 446543 DEEDQC
07/29/2020 03:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200729-0083770

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201

Address of New Owners	Send Tax Bills To	Map-Parcel Nos.
Tortuga Properties, LLC **3372 Brome Lane** **Nashville, TN 37218**	**Tortuga Properties, LLC** **3372 Brome Lane** **Nashville, TN 37218**	**052-02-0-016.00**

THIS INDENTURE, Made the 11th day of June, 2020, between **Lanier Drive Partners, GP, A Tennessee General Partnership,** as party or parties of the first part, hereinafter called Grantor, and **Tortuga Properties, LLC,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of their rights, titles and interests in said property, with respect to all of Grantors' titles, interests, claims or demands which the Grantors have or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

See Exhibit A

/

IN WITNESS WHEREOF, the Grantor have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Lanier Drive Partners, GP
By: Andre Johnson Authorized Signor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00

AFFIANT

Notary Public

My Commission Expires: 5/3/21

ISAAC T. CONNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of June, 2020, before me personally appeared, Andre Johnson, Authorized Signor of Lanier Drive Partners, GP , to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and that as the Authorized Signor of Lanier Drive Partners, GP and is authorized to do so.

Witness my hand and official seal on this 29th day of June, 2020.

Notary Public
My Commission Expires: 5/3/21

ISAAC T. CONNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 18 and 19, Block E, Bringhurst Reid Company's Rainbow Terrace as of record in Book 843, Page 9, Register's Office for Davidson County, Tennessee and revised in Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Said Lot Nos. 18 and 19 front 50 feet each on the Northwesterly side of Lanier Drive and run back parallel lines 200 feet to a deadline.

Being the same property conveyed to Lanier Drive Partners, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20200130-0011046, in said Register's Office of Davidson County, Tennessee.

This is improved property known as 424 Lanier Drive, Madison, TN 37115.

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023