Karen Johnson Davidson County
Batch# 455498 DEEDQC
08/12/2020 03:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200812-0090282

FROM: 1432 Cowan Tom LLC, an Illinois limited liability company, and 1432 Cowan Don LLC, an Illinois limited liability company, as tenants in common dba 1432 Cowan Partners

TO: 1432 Cowan Partners LLC, an Illinois limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
1432 Cowan Partners LLC c/o Monroe Investment Partners LLC 6 E Monroe Street, Suite 300 Chicago, Illinois 60603	(same)	Map 82-6 Parcel 91

THIS INSTRUMENT PREPARED BY: Robert R. Campbell, Jr., Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF ILLINOIS)
COUNTY OF COOK)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 3RD day of AUGUST, 2020.

PENELOPE A FAULKNER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 25, 2021

Notary Public
My Comm. Expires: JUNE 25, 2021

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **1432 COWAN TOM LLC**, an Illinois limited liability company, and **1432 COWAN DON LLC**, an Illinois limited liability company, as tenants in common dba 1432 Cowan Partners, hereinafter together called "GRANTOR", by these presents, do hereby quitclaim and convey all their right, title and interest to **1432 COWAN PARTNERS LLC**, an Illinois limited liability company, hereinafter called "GRANTEE", its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is improved property commonly known as 1432 Cowan Court, Nashville, Tennessee 37207.

4813-7775-7893

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of this 3rd day of August, 2020.

GRANTOR:

1432 COWAN TOM LLC,
an Illinois limited liability company

By: Rebecca Brashler
Rebecca Brashler, Trustee of the
Brashler Family Trust under agreement dated
December 3, 2014, as amended, as Manager

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rebecca Brashler, Trustee of the Brashler Family Trust, 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 Manager of 1432 Cowan Tom LLC, an Illinois limited liability company, the within named bargainor, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Manager.

Witness my hand and seal, at office this the 3RD day of AUGUST, 2020.

Penelope A. Faulkner
Notary Public

My Commission Expires: JUNE 25, 2021

PENELOPE A FAULKNER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 25, 2021

[*signatures continue on following page*]

1432 COWAN DON LLC,
an Illinois limited liability company

By: _____
Name: Donald J. Allen
Title: Manager

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald J. Allen, 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 Manager of 1432 Cowan Don LLC, an Illinois limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at office this the 3RD day of AUGUST, 2020.

_____
Notary Public

My Commission Expires: JUNE 25, 2021

PENELOPE A FAULKNER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 25, 2021

4813-7775-7893

[Signature Page to Quitclaim Deed]

EXHIBIT A

Legal Description

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6-B on the Plan of Resubdivision of Lot 6, Section Six, Cowan Industrial Park, of record in Plat Book 6050, page 403, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to 1432 Cowan Tom LLC, an Illinois limited liability company, and 1432 Cowan Don LLC, an Illinois limited liability company, as tenants in common dba 1432 Cowan Partners, by deed from Music City Silk Screen Company of record as Instrument No. 20061208-0152048, said Register's Office.

True Copy Certification

I, Matt Foster, 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, Jodean M. King, a notary public for this county and state, Matt Foster 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: 06/21/2021

Notary Seal:

