THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $186,559.72 Affiant Subscribed and sworn to before me, this 31st day of August 2020 Notary Public My Commission Expires:

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Karen Johnson Davidson County
Batch# 468119 DEEDWARR
09/01/2020 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $690.27
20200901-0099411

WARRANTY DEED

Address New Owner: Z1, LLC and BFL Holdings, LLC 2002 14th Avenue North Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 081-07-0-092.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KE QIN, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Z1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BFL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 60 feet of Lot 20 on the Plan of Ira Crandall's Subdivision, of record in Plat Book 17, page 297, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 fronts 60 feet on the easterly side of 14th Avenue, North and runs back between parallel lines 140 feet to the center of an alley.

Being the same property conveyed to KE QIN, by deed from AMANDA DEAN, TRUSTEE OF THE 2002 14TH AVE N TRUST, of record in Instrument No. 20200623-0067742, dated June 23, 2020, said Register's Office.

This is unimproved property commonly known as: **2002 14th Avenue North, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2020.

KE QIN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KE QIN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of August, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23