Name and Address of New Owner:
Ward Street Partners, LLC
PO BOX 23170
Nashville, TN 37202

Send Tax Bills To:
Ward Street Partners, LLC
PO BOX 23170
Nashville, TN 37202

This Instrument Prepared By:

Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 071-12-0-238

Karen Johnson Davidson County
Batch# 468236 DEEDQC
09/02/2020 08:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200902-0099556

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Barclay Group Partners, LLC, a Tennesee limited liability company,** "the Grantor," convey and quitclaim unto **Ward Street Partners, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A and Unit B, SEVEN-ELEVEN WARD STREET, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20200724-0081712, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said units.
>
> Being the the same property conveyed to Barclay Group Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Hensley Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200526-0054203, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 1st day of September, 2020.

Barclay Group Partners, LLC, a Tennessee limited liability company

By: John M. Tarver (SEAL)
John M. Tarver, Authorized Signer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 1st day of September, 2020.

TAYLOR ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023

Taylor Anderson
Notary Public
My commission expires: 07-03-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of September, 2020.

Taylor Anderson
Notary Public
My commission expires: 07-03-2023

File # 2020-249

TAYLOR ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

