Karen Johnson Davidson County
Batch# 476939 DEEDQC
09/16/2020 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200916-0105793

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Two Arrows Property Holdings LLC
Attn: Chris Bragg
612 West Iris Drive
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
118-07-0-110-00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, JAMES R. SMITH and BETTY G. SMITH, hereinafter collectively called the Grantors, by these presents do transfer and quitclaim unto TWO ARROWS PROPERTY HOLDINGS LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 13, Block A, on the Plan of Berry Hill Gardens, as of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.
>
> BEING the same property conveyed to Two Arrows Property Holdings LLC, a Tennessee limited liability company, by deed from Mona K. Mishu, of record as Instrument No. 20200714-0076950, Register's Office for Davidson County, Tennessee.

This quitclaim deed has been executed and delivered in recognition that the subject property (the "Subject Property"), or a portion thereof, has previously been used for access (the "Access Use"), and for connection to water and electric utilities (the "Utility Use"), to the adjoining property or properties of the Grantors (collectively the "Adjoining Properties") located to the north of the Subject Property. The Adjoining Properties are referenced as Tax Parcel ID numbers 11807001600 and 11807001700. The Adjoining Properties were conveyed to the Grantors by deeds recorded as Instrument Nos. 20200526-0054088 and 20200520-0052278, respectively, both recorded in the Register's Office for Davidson County, Tennessee, to which deeds reference is hereby made for a more complete description of the Adjoining Properties. The Subject Property was also previously subject to the terms of a Property Transition Agreement (the "Agreement") executed by the Grantors and the predecessor to the Grantee, among other parties, dated July 13, 2020, which Agreement provided for a Temporary Easement upon the Subject Property, to allow for a limited time extension of the Access Use and the Utility Use. The purposes, terms and conditions of the Agreement have been satisfied and/or completed, and the Temporary Easement is no longer needed or in use. Additionally, the previous Access Use and the Utility Use has now been completely terminated. The Grantors desire to acknowledge, confirm and document the termination of the Agreement and the Temporary Easement described therein. The Grantors further confirm that neither the Grantors, nor any party claiming by, through or under the Grantors, has or retains any interest in, or claim upon, the Subject Property.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of September, 2020.

James R. Smith

Betty G. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Smith and wife, Betty G. Smith, the bargainors, 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 at Nashville, Tennessee, this 10th day of September, 2020.

Notary Public
My commission expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 16 day of September, 2020.

JEFFREY S. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 1-3-2023

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023