THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 479163 DEEDQC
09/21/2020 08:49:19 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20200921-0107539

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

LAWRENCE HENRY ERIC APTHORP, AFFIANT

Subscribed and sworn to before me, this 17 day of September 2020.

NOTARY PUBLIC
My Commission Expires: 3/6/24

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Foxden Consortium, LLC 1607 18th Avenue South Nashville, TN 37212	New Owner	Tax Parcel ID No. 104-08-0-184.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Lawrence Henry Eric Apthorp, Trustee ("Trustee") of the Catherine Anne Luton Apthorp Irrevocable Investment Services Trust, created August 6, 2020 and Catherine Anne Luton Apthorp, Trustee ("Trustee") of the Lawrence Henry Eric Apthorp Irrevocable Investment Services Trust, created August 6, 2020, (collectively the "Trust") do hereby quitclaim, transfer and convey unto Foxden Consortium, LLC, a Tennessee limited liability company, its successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below:

This is improved property known as 1607 18th Avenue South, Nashville, TN 37212, and more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, being part of Lot No. 56 on the plan of O.B. Hayes' Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of 18th Avenue, South, at a point 100 feet south of the southerly margin of Criddle Street, said point being the southeast corner of the property conveyed to George Peabody College for Teachers, by deed from Jeannie Pebbles DeWitt and husband, of record in Book 846, page 170, said Register's Office; thence with said College's southerly line, westwardly 150 feet to the easterly margin of an alley; thence with said alley, southwardly 100 feet to the northwest corner of the property conveyed to Robert L. Lawrence, Sr., for life, etc. by deed from Phil D. Johnson and wife, of record in Book 734, page 369, said Register's Office; thence with Lawrence's northerly line, eastwardly 150 feet to the westerly margin of 18th Avenue, South; thence with said Avenue, northwardly 100 feet to the beginning.

Being the same property conveyed to Catherine Anne Luton Apthorp, Trustee of the Lawrence Henry Eric Apthorp Irrevocable Investment Services Trust, created August 6, 2020, and Lawrence Henry Eric Apthorp, Trustee of the Catherine Anne Luton Apthorp Irrevocable Investment Services Trust, created August 6, 2020, from Lawrence Henry Eric Apthorp and Catherine Anne Luton Apthorp by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20200824-0094895.

Tract 2:
Land in Davidson County, Tennessee, Being the northerly 60 feet of the Southerly 80 feet of the Easterly 150 feet of Lot No. 56, on the Map of O.B. Hayes Plan of Large Lots, called "Rokeby", as of record in Book 21, page 87, and Book 57, page 108, Registers Office for said County, and described as follows:

Beginning at a point in the westerly margin of 18th Avenue South, formerly Lamar Street, 20 feet northerly for the south line of said Lot 56; thence with the westerly margin of said Avenue northerly 60 feet; thence at right angles westerly 150 feet to an alley; thence with said alley southerly 60 feet to a point 20 feet northerly from the south line of said Lot 56; thence easterly 150 feet to the beginning.

Being the same property conveyed to Catherine Anne Luton Apthorp, Trustee of the Lawrence Henry Eric Apthorp Irrevocable Investment Services Trust, created August 6, 2020, and Lawrence Henry Eric Apthorp, Trustee of the Catherine Anne Luton Apthorp Irrevocable Investment Services Trust, created August 6, 2020, from Lawrence Henry Eric Apthorp and Catherine Anne Luton Apthorp by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20200824-0094895.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-08-0-184.00 and 104-08-0-183.00.

Matters shown on the Plan of record in Plat Book 21, page 87 and Plat Book 57, page 108, said Register's Office.

Easement and Restrictive Covenant of record in Instrument No. 20031110-0164639, said Register's Office.

Tennessee Conservation Easement of record in Instrument No. 20171227-0131576, said Register's Office.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 17 day of September 2020.

Lawrence Henry Eric Apthorp, Trustee of the Catherine Anne Luton Apthorp Irrevocable Investment Services Trust

Catherine Anne Luton Apthorp, Trustee of the Lawrence Henry Eric Apthorp Irrevocable Investment Services Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lawrence Henry Eric Apthorp, Trustee of the Catherine Anne Luton Apthorp Irrevocable Investment Services Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of September 2020.

Notary Public

My Commission Expires: 3/6/24

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Catherine Anne Luton Apthorp, Trustee of the Lawrence Henry Eric Apthorp Irrevocable Investment Services Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of September 2020.

Notary Public

My Commission Expires: 3/6/24

EMILY KERINUK
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