This Instrument Prepared By:

Stephen Intihar, Esq.
Bricker & Eckler LLP
100 S. Third Street
Columbus, Ohio 43215

Karen Johnson Davidson County
Batch# 481080 DEEDQC
09/22/2020 02:58:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200922-0108768

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
LC SoBro I, LLC 230 West Street, Suite 200 Columbus, Ohio 43215	Same
Map & Parcel No.: 09311014600 and 09315005600	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the **LC SOBRO, LLC**, an Ohio limited liability company, and **LC SOBRO I, LLC**, a Delaware limited liability company (collectively, the "Grantor") does hereby quitclaim and convey unto **LC SOBRO I, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee and described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property known as 702, 706, 710, 716, 718 3rd Avenue, 713, 717, 721, 723 2nd Avenue and 204 Ash Street, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of September, 2020.

LC SOBRO, LLC, an Ohio limited liability company

By: _____
Name: Michael J. DeBrosse III
Title: President

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, that on this 3rd day of September, 2020, before me, the subscriber, a notary public in and for said county, personally came M.J. DeBrosse II, the President of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed. The notarial act certified hereby is an acknowledgement. No oath or affirmation was administered to the signer with regard to the notarial act certified hereby.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

NOTARIAL SEAL
STATE OF OHIO
THOMAS ROBERT BROWNLEE JR
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.

_____
Notary Public
(Notary Seal)

My commission expires: _____

LC SOBRO I, LLC, an Ohio limited liability company

By: _____
Name: Michael J. DeSantis II
Title: President

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, that on this 3rd day of September, 2020, before me, the subscriber, a notary public in and for said county, personally came Michael J. DeSantis II, the President of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed. The notarial act certified hereby is an acknowledgement. No oath or affirmation was administered to the signer with regard to the notarial act certified hereby.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

NOTARIAL SEAL
STATE OF OHIO
THOMAS ROBERT BROWNLEE JR
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No Expiration Date
Section 147.03 R. C.

_____
Notary Public
(Notary Seal)

My commission expires: _____

STATE OF OHIO)

COUNTY OF FRANKLIN)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of September, 2020.

NOTARIAL SEAL STATE OF OHIO

THOMAS ROBERT BROWNLEE JR
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.

NOTARY PUBLIC

My Commission Expires:

STATE OF OHIO)

COUNTY OF FRANKLIN)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of September, 2020.

NOTARIAL SEAL STATE OF OHIO

THOMAS ROBERT BROWNLEE JR
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.

NOTARY PUBLIC

My Commission Expires:

Exhibit A

TRACT 1

Land situated in the 19th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being the LC Sobro I, LLC property (Tax Map ID #09315005600) as recorded in Instrument No. 20180522-0049098, less Instrument No's 20180413-0035035, 20180413-0035036 & 20180413-0035037 in the Register's Office of Davidson County (R.O.D.C.) and being more particularly described as follows:

Beginning at a mag nail with CESO washer (new) in the westerly right-of-way margin of Second Avenue South (varying width right-of-way) and in the northerly right-of-way margin of Ash Street, (varying width right-of-way);

Thence, with the northerly right-of-way margin of Ash Street, South 62°27'03" West, a distance of 128.79 feet to a mag nail with CESO washer (new) on the easterly right-of-way margin of Alley No. 148 (varying width right-of-way);

Thence, leaving Ash Street and with the easterly right-of-way margin of Alley No. 148, North 27°31'09" West, a distance of 172.00 feet to a mag nail with CESO washer (new) on the southerly line of the Plum Holdings, LLC property (Tax Map ID #09311015300) as recorded in Instrument No. 20150630-0063078 (R.O.D.C.);

Thence, leaving Alley No. 148 with the common line of Plum Holdings, LLC and LC Sobro I, LLC, North 62°27'03" East, a distance of 128.95 feet to a mag nail with CESO washer (new) on the westerly right-of-way margin of Second Avenue South;

Thence, with the westerly right-of-way margin of Second Avenue South, South 27°27'56" East, a distance of 172.00 feet to the **Point of Beginning**, containing 0.509 acres (22,165 square feet), more or less.

TRACT 2

Land situated in the 19th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being the LC Sobro I, LLC property (Tax Map ID #09311014600) as recorded in Instrument No. 20180522-0049098, less Instrument No's 20180413-0035031, 20180413-0035032, 20180413-0035033, 20180413-0035034, 20180822-0083236, 20180822-0083237, 20191204-0124841 & 20191204-0124842 in the Register's Office of Davidson County (R.O.D.C.) and being more particularly described as follows:

Beginning at a mag nail with CESO washer (new) in the easterly right-of-way margin of Third Avenue South (varying width right-of-way) and the southerly right-of-way margin of Elm Street, (varying width right-of-way);

Thence, with the southerly right-of-way margin of Elm Street, North 62°27'03" East, a distance of 128.96 feet to a mag nail with CESO washer (new) on the westerly right-of-way margin of Alley No. 148 (varying width right-of-way);

Thence, leaving Elm Street and with the westerly right-of-way margin of Alley No. 148, South 27°31'09" East, a distance of 331.00 feet to a mag nail with CESO washer (new) on the northerly right-of-way margin of Ash Street (varying width right-of-way);

Thence, with the northerly right-of-way margin of Ash Street, South 62°27'03" West, distance of 128.26 feet to a mag nail with CESO washer (new) on the easterly right-of-way margin of Third Avenue South;

Thence leaving Ash Street and with the easterly right-of-way margin of Third Avenue South, North 27°38'20" West, a distance of 331.00 feet to a mag nail with CESO washer (new) to the **Point of Beginning**, containing 0.977 acres (42,571 square feet), more or less.

Being the same property conveyed to LC SoBro, LLC, an Ohio limited liability company by Warranty Deed dated 02/23/2015 from Deborah K. Alexander, Sandra D. Graves, Sheila A. Delk, Jimmy W. Alexander, Raymond H. Alexander, Dan R. Alexander and Terry M. Alexander of record in Instrument 20150223-0015509, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LC SoBro, LLC, an Ohio limited liability company by Warranty Deed dated 12/23/2015 from Anna Edwards, James Thomas Edwards, Jr., Alan Andrew Edwards, and Scott Coleman Edwards of record in Instrument 20151223-0129297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LC SoBro, LLC, an Ohio limited liability company by Warranty Deed dated 03/30/2017 from Richland South, LLC, a Tennessee limited liability company of record in Instrument 20170331-0031470, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LC SoBro, LLC, an Ohio limited liability company by Quit Claim Deed dated 03/30/2017 from Richland South, LLC, a Tennessee limited liability company of record in Instrument 20170331-0031471, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LC SoBro, LLC by Quit Claim Deed dated 01/16/2018 from LC SoBro, LLC of record in Instrument 20180117-0004913, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LC SoBro, LLC by Quit Claim Deed dated 01/16/2018 from LC SoBro, LLC of record in Instrument 20180117-0004921, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LC SoBro I, LLC by Quit Claim Deed dated May 18, 2018, from LC SoBro, LLC of record in Instrument 20180522-0049098 Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires