This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-9726-CC

Karen Johnson Davidson County Batch# 510055 DEEDQC 11/06/2020 03:56:30 PM 3 pgs Fees: $18.00 Taxes: $1,073.00 20201106-0130860	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $290,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of November, 2020. Notary Public My Commission Expires: 3/8/2021

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

L M CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Trinity Lane Investments, LLC 850 New Burton Road, Suite 201 Dover, DE 19904	071-07-0-202	New Owner

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Thousand and 00/100 Dollar ($290,000.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **TRINITY WAREHOUSE, LLC,** a Delaware limited liability company (hereinafter referred to as the "Grantor"), does hereby quitclaim and convey unto **TRINITY LANE INVESTMENTS, LLC**, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Map of Trinity Heights T.W. Crutchers Tr's Subd, of record in Plat Book 332, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Trinity Warehouse, LLC, a Delaware limited liability company, by Warranty Deed from Samuel W. Reece, married, dated November 3, 2015, of record in Instrument No. 20151207-0122842, Register's Office for Davidson County, Tennessee.

This is improved property located at: 320 East Trinity Lane, Nashville, TN 37207

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. The 2020 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying its prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) That certain Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Financing Statement executed by Trinity Warehouse, LLC, a Delaware limited liability company, to Robert C. Ashworth, Trustee, for the benefit of Samuel W. Reece, in the amount of $324,000.00, dated December 3, 2015, recorded December 7, 2015, of record in Instrument No. 20151207-0122843, Register's Office for Davidson County, Tennessee which has been assumed by the Grantee; 3) all applicable zoning ordinances; 4) utility, sewer, drainage and other easements of record; 5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 6) building restrictions; and 7) other matters of public record.

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number 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 Quitclaim Deed this 3rd day of November, 2020.

GRANTOR:

TRINITY WAREHOUSE, LLC,
a Delaware ~~limited liability~~ company

By: _____, Authorized Signatory, Not Individually
C. Tucker Herndon, Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)CC

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared C. Tucker Herndon, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Authorized Signatory of Trinity Warehouse, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Authorized Signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Trinity Warehouse, LLC, by the said C. Tucker Herndon as its Authorized Signatory.

WITNESS my hand and Notarial Seal this 3rd day of November, 2020.

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: February 26, 2023

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

