Karen Johnson Davidson County
Batch# 510117 DEEDQC
11/09/2020 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,341.25
20201109-0130940

THIS INSTRUMENT PREPARED BY:

Laurence M. Papel
Nelson Mullins Riley & Scarborough LLP
4th Avenue North, Ste. 1100
Nashville, TN 37219

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Kings Creek Spring Hill, LLC Attn: Robert F. McRae, III 1102 18th Avenue South Nashville, TN 37212	SAME	116-13-0-101.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $362,500.00.

Affiant

Subscribed and sworn to before me this the 5th day of November 2020.

Notary Public

ANNA J. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 3, 2023

My Commission Expires: January 3, 2023

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 sufficiency of which are hereby acknowledged, **Iroquois Plaza, LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **Kings Creek Spring Hill, LLC**, a Florida limited liability company ("***Grantee***"), its successors and assigns, an undivided Six and Twenty-Five One Hundredths Percent (6.25%) tenant-in-common interest in that certain improved real property (the "***Property***"), known as 5115 Harding Pike, Nashville, Davidson County, Tennessee, more particularly described in **EXHIBIT A** attached hereto and made a part hereof.

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

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

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

[*Remainder of Page Intentionally Left Blank; Signature Page Follows.*]

WITNESS its hand this the 4th day of November 2020.

GRANTOR:

IROQUOIS PLAZA, LLC,
a Tennessee limited liability company

By: Bengal Investments, General Partner,
a Tennessee general partnership

By: _____
Name: Darby Brown
Title: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Darby Brown, the general partner of Bengal Investments, a Tennessee general partnership, a member of Iroquois Plaza, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, as such general partner of such member, he executed this instrument for the purposes therein contained by signing his name as such general partner of such member.

WITNESS my hand, at office, this 4 day of November 2020.

[NOTARY SEAL]

_____
Notary Public
My commission expires: 03/08/2021

~~[Signatures continue on following page.]~~

DB

EXHIBIT A

DESCRIPTION OF THE PROPERTY

LAND in Davidson County, Tennessee, being Lot Nos. 7, 8, 9 & 10, on the Plan of H. B. Alexanders Subdivision of the Byron Martin Property, as shown on plat of record in Plat Book 1130, Page 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Iroquois Plaza, LLC, a Tennessee limited liability company by Warranty Deed of record at Instrument No. 20161121-0122450, in the Register's Office for Davidson County, Tennessee.