This instrument was prepared by:
J. David Wicker, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 527995 DEEDQC
12/09/2020 10:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201209-0143495

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Martin and Martin Properties, LLC 4125 W Noble Ave, Suite 381 Visalia, CA 93277	Martin and Martin Properties, LLC 4125 W Noble Ave, Suite 381 Visalia, CA 93277	102 00 0 084.00 102 00 0 084.00 002 102 00 0 084.00 001

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, **MARTIN AND MARTIN PROPERTIES, LLC, a Delaware limited liability company** ("Grantor"), does hereby quitclaim unto **MMP MARKETPLACE HOLDINGS, LLC, an Arizona limited liability company** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (collectively, the "Property"). The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.)

30th. SCM

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of November, 2020., made effective December 1, 2020

GRANTOR:

MARTIN AND MARTIN PROPERTIES, LLC, a Delaware limited liability company

By: _____
Name: Joshua Martin
Title: Executive Vice President

STATE OF CALIFORNIA

COUNTY OF ORANGE)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Joshua Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Executive Vice President of **MARTIN AND MARTIN PROPERTIES, LLC, a Delaware limited liability company**, the within named bargainor, and that he, as such Joshua Martin, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Joshua Martin.

WITNESS my hand, at office, this 30 day of November, 2020.

_____
Notary Public

My Commission Expires: 09/16/2020

SHANE JOHNSON
Notary Public - California
Orange County
Commission # 2163113
My Comm. Expires Sep 16, 2020

The notary commission extended pursuant to Executive Order N-63-20.

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 30th day of November, 2020.

Notary Public

My commission Expires: 09/16/2020

SHANE JOHNSON
Notary Public - California
Orange County
Commission # 2163113
My Comm. Expires Sep 16, 2020

The notary commission extended
pursuant to Executive Order N-63-20.

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 6 on the Plan of The Marketplace of record in Instrument No. 200009070088376 and Instrument No. 200105150050282, Register's Office for Davidson County, Tennessee.

Together with the rights benefiting the property in and to the Easements with Covenants and Restrictions Affecting Land of record in Book 11214, page 793; Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11249, page 898; as amended by First Amendment to Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11258, page 554; as amended by Second Amendment to Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11696, page 893; as amended by Consolidated, Amended and Restated Easements with Covenants and Restrictions Affecting Land of record in Instrument No. 200109070097402, as amended by First Amendment to Consolidated, Amended and Restated Easements with Covenants and Restrictions Affecting Land of record in Instrument No. 200310210155457; as amended by Second Amendment to Consolidated, Amended and Restated Easements With Covenants and Restrictions Affecting Land of record in Instrument No. 200405110053649; as amended by Third Amendment to Consolidated, Amended and Restated Easements and Covenants and Restrictions Affecting Land of record in Instrument No. 201009140073159, Registers Office for Davidson County, Tennessee.

Together with rights benefiting the property in and to that certain Access and Drainage Easement Agreement of record in Instrument No. 200210240130487; and in Instrument No. 200301130005133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MARTIN AND MARTIN PROPERTIES, LLC, a Delaware limited liability company by virtue of Special Warranty Deed from MARKETPLACE 2009 LP, a Tennessee limited partnership, dated April 8, 2015, and recorded April 13, 2015 as Instrument No. 20150413-0032251, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Andrea Meehan, 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.

Andrea Meehan
Signature

State of PA

County of Chester

Personally appeared before me, Julie A. Schramm, a notary public for this county and state, [i Andrea Meehan i] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/14/2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
JULIE A. SCHRAMM, Notary Public
Chester County
My Commission Expires January 14, 2022
Commission Number 1240770