This Instrument Prepared By
and should be returned to:

Kelly Hoy, Esq.
c/o GBX Group LLC
2101 Superior Avenue, Suite 300
Cleveland, Ohio 44114

Karen Johnson Davidson County
Batch# 537125 DEEDQC
12/17/2020 12:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201217-0149501

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
LIPSCOMB HOUSE PARTNERS, LLC c/o GBX Group LLC 2101 Superior Avenue, Suite 300 Cleveland, Ohio 44114	Same
Map & Parcel No.: 093-11-0-194.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, RAINY DAY RESERVE LLC, a Tennessee limited liability company ("Grantor") does hereby quitclaim, grant, and convey unto LIPSCOMB HOUSE PARTNERS, LLC, a Tennessee 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 described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 30 Middleton Street, Nashville, Tennessee

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

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor and representations and limitations as expressly provided for hereby.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of December, 2020.

RAINY DAY RESERVE LLC, a Tennessee limited liability company

By: Dev X, LLC, an Ohio limited liability company, its manager

By: Andrew Sparacia
Name: Andrew Sparacia
Title: Manager

OK pkc

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

This is an acknowledgment clause. No oath or affirmation was administered to the signer. The foregoing instrument was acknowledged before me this 17th day of December, 2020 by Andrew Sparacia, the manager of Dev X, LLC, who is the manager of Rainy Day Reserve LLC, a Tennessee limited liability company.

NOTARIAL SEAL STATE OF OHIO

MEGAN EMOND
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
September 24, 2021

Notary Public

Printed Name: Megan Emond
Notary Public, State of Ohio
My Commission Expires: September 24, 2021

STATE OF OHIO)
COUNTY OF CUYAHOGA)

The actual consideration for this transfer is $00.

AFFIANT:

LIPSCOMB HOUSE PARTNERS, LLC, a Tennessee limited liability company

By: Dev X, LLC, an Ohio limited liability company, its manager

of LLC

By: Andrew Sparacia
Name: Andrew Sparacia
Title: Manager

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

This is an acknowledgment clause. No oath or affirmation was administered to the signer. The foregoing instrument was acknowledged before me this 17th day of December, 2020 by Andrew Sparacia, the manager of Dev X, LLC, who is the manager of Lipscomb House Partners, LLC, a Tennessee limited liability company.

NOTARIAL SEAL
STATE OF OHIO

MEGAN EMOND
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
September 24, 2021

Me Emond
Notary Public
Printed Name: Megan Emond
Notary Public, State of Ohio
My Commission Expires: September 24, 2021

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resub of Lots 55, 56, 57, & 58 of Rutledge's Addition Plat Book 21, page 73, of record in Book 6200, page 841 Register's Office for said County.

Said Lot No. 1 fronts 105.00 feet on the northerly margin of Middleton Street and extends back parallel lines 150.00 feet to an alley in the rear.

Being the same property conveyed to Rainy Day Reserve, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20080506-0046610 in the Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adair Krieger, 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.

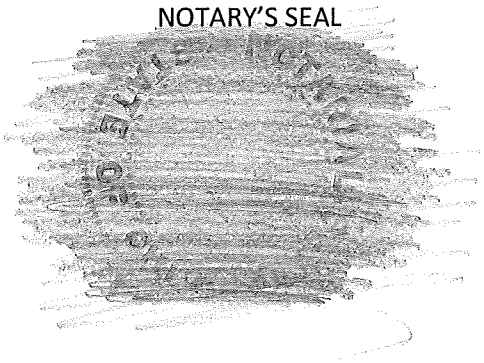
State of Ohio

County of Cuyahoga

Personally appeared before me, Linda Green, a notary public for this county and state, Adair Krieger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISION EXPIRES: no expiration

NOTARY'S SEAL



LINDA M. GREEN, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R.C.