This instrument prepared by:

Bass, Berry & Sims PLC (RTE)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 539832 DEEDQC
12/22/2020 08:53:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201222-0151728

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
THXHGH, LLC c/o SunTrust Private Wealth Management Brandon Emrick, CCIM P.O. Box 117508, Atlanta, GA 63068-7808	New Owner	Map 92-12 Parcel 485

FOR AND IN CONSIDERATION of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, effective as of January 1, 2021, **H. EDWARD JACKSON, III, KATHLEEN JACKSON ESTES, and FRANCES JACKSON AMBROSE**, (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey unto **THXHGH, LLC, a Tennessee limited liability company**, all of such Grantors' right, title and interest (being a one-third (1/3) undivided interest) in and to the following described property, said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 135 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described as follows:

Being the same property an interest in which was conveyed to Grantors herein by Deed of record as Instrument number 20160921-0099428, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of West End Avenue, said point being the Northwest corner of an intersection between West End Avenue and 17th Avenue North; thence running westwardly, with the northerly margin of West End Avenue, 183 feet to a point; thence northwardly 160 feet to the southerly margin of an alley; thence with said margin of alley, eastwardly 183 feet to a point in the westerly margin of 17th Avenue North; thence with same 160 feet to the point of beginning.

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

This is improved property known as 1702 West End Avenue, Nashville, Tennessee 37203.

[*Signature Pages Follow*]

IN TESTIMONY WHEREOF, the Grantors have executed this deed effective as of the 21st day of December, 2020.

H. Edward Jackson, III

Kathleen Jackson Estes

Frances Jackson Ambrose

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared **H. Edward Jackson, III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 16 day of December, 2020.

Notary Public

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07092022

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared **Kathleen Jackson Estes**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 16 day of December, 2020.

My Commission Expires
May 7, 2024

SHANNON ERONK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: May 7, 2024

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared **Frances Jackson Ambrose**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 15 day of December, 2020.

Notary Public

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07 09 2022

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $0.

Affiant

Sworn to and subscribed before me this 21ST day of December, 2020.

Maureen T. McGeehan
Notary Public

My Commission Expires: May 7, 2024

MAUREEN T. McGEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 7, 2024

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

