THIS INSTRUMENT IS PREPARED BY: and Return to:

JOHN R. LABAR, ESQ.
LABAR LAW PLLC
PO BOX 1776
TULLAHOMA, TENNESSEE 37388

Karen Johnson Davidson County
Batch# 544751 DEEDQC
01/04/2021 02:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210104-0000846

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Hotel 30, LLC Attn: Timothy W. Burrow 112 30th Ave N Nashville, TN 37203-1308	SAME	**104 02 0 576.00**

THIS INSTRUMENT PREPARED WITHOUT THE BENEFITS OF A TITLE SEARCH OR A SURVEY. THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES AS TO TITLE, OWNERSHIP, BOUNDARY LINES OR ANY OTHER REPRESENTATIONS RELATIVE TO THE PROPERTY DESCRIBED HEREIN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **121 FLATS, LLC**, a Tennessee limited liability company, does hereby quitclaim unto **HOTEL 30, LLC**, a Tennessee limited liability company, its successors and assigns, a certain tract or parcel of land lying and being Davidson County, State of Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of J.K. Orr and H.C. Kittrell's Subdivision of Part of Lot 42, B.C.S.T., as of record in Plat Book 161, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

This conveyance is subject to all matters of record including but not limited to all matters appearing on the plan of record in Book 161, page 121 and the easement of record in Book 805, page 459, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 121 Flats, LLC by Timothy W. Burrow, individually, by Quitclaim Deed dated August 31st, 2016, of record in Instrument Number 20160831-0091399, Register's Office for Davidson County, Tennessee.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

LABAR LAW PLLC
JOHN R. LABAR, ESQ
ATTORNEY AT LAW
309 N JACKSON ST STE 2A
TULLAHOMA, TENNESSEE 37388

Property Address: 121 30th Ave N, Nashville, Tennessee 37203-1308.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 30th day of December 2020.

121 FLATS, LLC, a Tennessee limited liability company

By: _____
Timothy W. Burrow
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, **TIMOTHY W. BURROW**, with whom I am personally acquainted, and who acknowledged himself to be a Member of **121 FLATS, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Member and authorized so to do executed the within instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand at office this 30th day of December 2020.

Judith E. Brown
NOTARY PUBLIC

My Commission Expires: 5-9-23

JUDITH E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 30th day of December 2020.

Judith E. Brown
NOTARY PUBLIC
My Commission Expires: 5-9-23

JUDITH E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

[END OF SIGNATURE PAGES]

LABAR LAW PLLC
JOHN R. LABAR, ESQ.
ATTORNEY AT LAW
309 N JACKSON ST STE 2A
TULLAHOMA, TENNESSEE 37388

True Copy Certification

I, John A Bell Jr., 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)