This Instrument Prepared By and Returned To:

Springdale Title, LLC
1914 Pinnacle Pointe Way
Knoxville, TN 37922

After Recording Return To The Above.

This transfer is hereby exempt from Tennessee real estate recording tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3) et seq. Absent such exemption, I hereby swear or affirm that the actual consideration for this transfer, or the value of the below-described real estate, whichever is greater, is ZERO United States Dollars ($0-).

Affiant

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

Notary Public

My Commission Expires: 7-1-2024

Karen Johnson Davidson County
Batch# 547712 DEEDQC
01/06/2021 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210106-0002097

Jacqueline M. Daugherty
State of Tennessee Notary Public
Knox County

Quitclaim Deed

THIS INDENTURE, made this 30th day of December, 2020, among:

APEX NASHVILLE SOUTH ST., LLC, A TEXAS LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantor**")

AND

STEVEN HOLT MADDEN, JR AND KATHERINE L HICKEY, HUSBAND AND WIFE

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**")

WITNESSETH:

THAT, the Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), in hand paid, and other good and valuable consideration bargained for, the receipt and sufficiency of which is hereby acknowledged, does by these presents release, transfer, convey and QUITCLAIM unto Grantee all of Grantor's right, title and interest in the following described property (hereinafter referred to as the "Premises"):

Land in Davidson County, Tennessee, being Unit A South Street II Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for South Street II Townhomes, of record in Instrument No. 20160629-0066548, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Apex Nashville South St., LLC, a Texas limited liability company by Warranty deed from TA Properties LLC, a Tennessee limited liability company of record in Instrument No. 20180607-0054728 Register's Office for Davidson County, Tennessee, dated June 04, 2018 and recorded on June 07, 2018. Being also known as 1009 South St.,Unit A A Nashville, Tennessee 37203.

The grantor herein states that the above described property is not and has not even been used by them their spouses or dependents as a principal place of residence as set out in TCA 26-2-301.

TOGETHER WITH all the estate, right, title and interest of Grantor, with all hereditaments and appurtenances deriving from or appertaining to the Grantor and/or the Premises; including the release by Grantor of all claims to Homestead and Dower therein.

AND SUBJECT TO all matters that benefit and burden the Premises, whether or not evidenced by an instrument filed for record with the applicable Register's Office including, without limitation, matters that would be disclosed by a current and accurate survey of the Premises. By acceptance hereof, Grantee accepts the Premises, as it is and where it is and without recourse to or warranty from the Grantor.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

THE PREPARER of this deed makes no representation as to the status of the title to the Premises. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

APEX NASHVILLE SOUTH ST., LLC

BY: Steven H Madden, President

State of Texas
County of Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid. Steven H Madden as the President of **APEX NASHVILLE SOUTH ST., LLC, A TEXAS LIMITED LIABILITY COMPANY**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of December, 2020.

Notary Public
My Commission Expires: 6/25/2024

ANGELIA LAPP
Notary Public, State of Texas
Comm. Expires 06-25-2024
Notary ID 129032768

Owner Name & Property Address:

Steven Holt Madden, Jr
Katherine L Hickey
1009 South St., Unit A
Nashville, TN 37203

Responsible Party For Taxes:

Same

Tax ID: 105-01-2F-001.00-CO

TRUE COPY CERTIFICATION

I ASHLEY RAMSEY, 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 here with and that this is a True and Correct copy of the original document executed and authenticated according to law.

STATE OF: TENNESSEE
COUNTY OF: KNOX

Personally appeared before me, LORI ANN CHRISTIAN, a Notary Public for this County and State, ASHLEY RAMSEY, who acknowledges that this certification of an Electronic Document is true and correct, and whose signature I have witnessed.

(SEAL)



Lori Ann Christian, Notary Public
My Commission Expires: 04/04/2022