THIS INSTRUMENT PREPARED BY:

Jennifer J. McEwen
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 1700
Birmingham, AL 35203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2020.

Notary Public
My Commission Expires: _

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2022

Karen Johnson Davidson County
Batch# 552849 DEEDQC
01/12/2021 12:03:34 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00

20210112-0005378

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Minor Homes, LLC 720 Masonic Ave San Francisco, CA 94117	Minor Homes, LLC 720 Masonic Ave San Francisco, CA 94117	083-09-0 266.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **John W. Minor, IV**, a married man (collectively, the "**Grantor**"), does hereby quitclaim, transfer and convey unto **Minor Homes, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of the Grantor's right, title and interest that Grantor may hold, if any, in and to that certain improved real property located in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

This Property is known as: 104 S. 14th Street, Nashville, TN 37206.

This Property is not the homestead or residence of Grantor or Grantor's spouse.

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances of record in Davidson County Register of Deeds Office and affecting the property described herein.

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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 23 day of October, 2020.

GRANTOR:

John W. Minor, IV

STATE OF California
COUNTY OF San Francisco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Minor, IV, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 2020.

Notary Public

MATT G. MILLER Comm. #2197648-MF #NNA1 NOTARY PUBLIC CALIFORNIA San Francisco County My Comm. Exp. May 18, 2021

My Commission Expires: 5/18/2021

Emeline G. Minor, as Grantor's spouse, joins in the execution of this deed for the sole purpose of acknowledging that the Property has never constituted any part of the homestead of Grantor's spouse:

Emeline G. Minor

STATE OF California
COUNTY OF San Francisco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emeline G. Minor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 2020.

Notary Public

MATT G. MILLER Comm. #2197648-MF #NNA1 NOTARY PUBLIC CALIFORNIA San Francisco County My Comm. Exp. May 18, 2021

My Commission Expires: 5/18/2021

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Spring Park Subdivision, of record in Plat Book 57, Page 134, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property that Emeline G. Minor, wife of John W. Minor, IV conveyed her interest in by Quit Claim Deed to John W. Minor, IV, of record in Instrument No. 20210112-0005377, in the Register's Office of Davidson County, Tennessee, dated October 23 2020 and recorded on ~~October~~ 12, 2020.
JAN

Being the same property conveyed to John W. Minor, IV and Emeline G. Minor, husband and wife, by Quit Claim Deed from Emeline G. Johnston now being known as Emeline G. Minor and John W. Minor, IV, as Joint Tenants with Rights of Survivorship, of record in Instrument No. 20130308-0023125, in the Register's Office of Davidson County, Tennessee, dated February 25, 2013 and recorded on March 08, 2013.

Being the same property conveyed to Emeline G. Johnston and John W. Minor, IV, as Joint Tenants with Rights of Survivorship, by Quit Claim Deed from Emeline G. Johnston, unmarried, of record in Instrument No. 20080812-0082814, in the Register's Office of Davidson County, Tennessee, dated August 11, 2008 and recorded on August 12, 2008.

Being the same property conveyed to Emeline G. Johnston, unmarried, by Warranty Deed from Michael G. Frazier and wife, Tina C. Frazier, of record in Instrument No. 20060803-0094956, in the Register's Office of Davidson County, Tennessee, dated July 14, 2006 and recorded on August 03, 2006.