This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Attn: Christopher J. Rubino Esq.

Karen Johnson Davidson County
Batch# 581034 DEEDQC
03/01/2021 03:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210301-0025903

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
AmZa LLC Attn: Elliot Brown 5524 Barfield Road Memphis, TN 38120-1958	AmZa LLC Attn: Elliot Brown 5524 Barfield Road Memphis, TN 38120-1958	08116030600

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 **($10.00)**, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **ELLIOT E. BROWN** (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **AMZA LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 22nd day of February, 2021.

GRANTOR:

ELLIOT E. BROWN

STATE OF TN)
COUNTY OF Shelby)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared ELLIOT E. BROWN, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of February, 2021.

NOTARY PUBLIC

My Commission Expires:
3/2/24

FRANK D BULLOCH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

STATE OF TN)
COUNTY OF Shelby)

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 22 day of February, 2021.

Affiant

Notary Public

My Commission Expires: 3/2/21

FRANK D BULLOCH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of C.R. Badoux's Subdivision of part of Lot 4 of Harding Lytle Tract, of record in Book 161, page 41, (erroneously referenced as Page 11 in prior conveyances), said Register's Office.

Said Lot No. 8 fronts 40 feet on the westerly side of 19th Avenue North formerly Hudson or Walnut Street and runs back with the southwesterly margin of Hermosa Street, 150 feet to an alley and measures 43 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a point, said point being the intersection of the present westerly margin of 19th Avenue North and the present southerly margin of Hermosa Street; thence in a southeasterly direction with the present western margin of 19th avenue North for a distance of 20.92 feet, more or less to a point; thence in a northerly and westerly direction along a curve to the left having a control angle of 79 degrees 51 minutes and having a radius of 24.00 feet for a distance of 34.84 feet; more or less, to a point; said point being the end of curve and lying on the present southerly margin of Hermosa Street; thence in an easterly direction with the present southerly margin of Hermosa Street for a distance of 20.92 feet , more or less, to the point of beginning and containing an area approximately 88 square feet.

Being the same property conveyed to ELLIOT BROWN, by deed from TRIUNE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF DANIEL T. MILLER AND LIGAYA MILLER AND DANIEL T. MILLER AND LIGAYA G. MILLER INDIVIDUALLY, of record in Instrument No. 20160126-0007473, dated January 25, 2016, said Register's Office.

Address of Property: 915 19th Avenue North, Nashville, TN 37215

Tax Parcel Id: 09207005700

Deed

TRUE COPY CERTIFICATION

I 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.

Carole M. Maxson

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On February 26, 2021, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11-5-24

