QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2020, 2021.

Notary Public

Commission Expires 1/10/23

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 625888 DEEDQC
04/29/2021 02:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210429-0057744

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Rd., Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
1503 16th Avenue South, a Series of Huseby Properties, LLC 312 Sunnyside Drive Nashville, TN 37205	Same as Owner	104 08 0 330.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **HUSEBY PROPERTIES, LLC, a Tennessee Limited Liability Company authorized to establish and operate series pursuant to Tennessee Code Annotated §49-249-309** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **1503 16th AVENUE SOUTH, A SERIES OF HUSEBY PROPERTIES, LLC, a Tennessee Limited Liability Company** (hereinafter called the "Grantee), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 47 of the Plan of O. B. Hayes Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, and being the northerly 60 feet and 8 inches of a lot marked 110 feet 8 inches on the map of Lewis Baxter Trustee's Subdivision of the easterly part of Lot No. 47 and another lot in the said Rokeby plan, as of record in Book 332, page 114, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning in the westerly margin of 16th Avenue South, formerly Belmont Avenue, at a point 50 feet north of the northeast corner of a lot marked on said plan of said subdivision 60 feet 8 inches; thence with the westerly margin of said Avenue northwardly 60 feet 8 inches to the southeast corner of another lot on said plan marked 110 feet 8 inches thence with the southerly line of said last mentioned lot westwardly 152 ¼ feet to the easterly margin of an alley; thence with the said alley southwardly 60 feet 8 inches to a point 50 feet north of the northwest corner of said lot marked 60 feet 8 inches; thence parallel with the northerly line of said lot marked 60 feet 8 inches eastwardly 152 ¼ feet to the beginning.

Being the same property conveyed to Huseby Properties, LLC, the Grantor herein, by Warranty Deed of record in Instrument No. 20160630-0067221, in the Register's Office for Davidson County, Tennessee.
This is improved property known as 1503 16th Ave. South, Nashville, TN 37212.
This conveyance is subject to all matters shown in the above-referenced Warranty Deed to Grantor herein, and further to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of April, 2020. 2021

HUSEBY PROPERTIES, LLC, a Tennessee Limited Liability Company, GRANTOR

By: _____
CRAIG R. HUSEBY, Authorized Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Craig R. Huseby, with who I am personally acquainted or proved upon satisfactory evidence, and who upon oath acknowledged himself to be an Authorized Member of HUSEBY PROPERTIES, LLC, a Tennessee Limited Liability Company, the bargainor, and in my presence executed the within instrument for and on behalf os adi bargainor, by signing for said bargainor as its Authorized Member, having been duly authorized so do to, further upon oath acknowledging that he did so for and on behalf of said bargainor freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 29 day of April 2021 or 22, 2020.

Commission Expires: 7.9.24

NOTARY PUBLIC

JAMES A CANAVAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature

My Commission Expires: January 10, 2023