BOX 10-A

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This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 645158 DEEDQC
05/27/2021 09:29:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210527-0071784

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Kenneth L. Sacks, et al 1310 7th Ave. N Nashville, TN 37208	Same	082-09-0-014.00

MARY LISA SACKS, CO-TRUSTEE OF THE SACKS TRUST UNDER AGREEMENT DATED OCTOBER 19, 2005 AND AS FURTHER AMENDED, does hereby quitclaim and by these presents does transfer and convey the interest of the trust unto **MARY SACKS AND KENNETH LEWIS SACKS, INDIVIDUALLY**, in and to the following tract of land in Davidson County, Tennessee described as follows:

See Exhibit A for legal description

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as: 1310 7th Ave. N, Nashville, TN 37208

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of May, 2021.

Mary Lisa Sacks, Co-Trustee of the Sacks Trust U/A/D
October 19, 2015 and as further amended

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Mary Lisa Sacks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Co-Trustee of Sacks Trust Dated October 19, 2015, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust.

WITNESS my hand, at office, this 21st day of May, 2021.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/2/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2021.

Notary Public

My Commission Expires

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 50-B on the Plan of Resubdivision Plat of Lot 50 of The North Nashville Plan Real Estate Development, of record in Instrument No. 20040521-0059815, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth L. Sacks and Mary Lisa Sacks, Trustees of the Sacks Trust dated October 19, 2015, being a 50% interest as tenants in common, by Quitclaim Deed To Trustee from Kenneth Lewis Sacks and wife, Mary Lisa Gaston Sacks, of record in Instrument No. 20200511-0048436, in the Register's Office of Davidson County, Tennessee, dated April 24, 2020 and recorded on May 11, 2020.

Being the same property conveyed to Kenneth Lewis Sacks and Wife, Mary Lisa Gaston Sacks, by Quitclaim Deed from Mason Gaston Luplow, of record in Instrument No. 20200318-0029835, in the Register's Office of Davidson County, Tennessee, dated March 17, 2020 and recorded on March 18, 2020.

Being the same property conveyed to Bryan J. Exner as to a 50% Interest and to Kenneth Lewis Sacks and Wife, Mary Lisa Gaston Sacks as to a 45%, as Tenants in Common and to Mason Gaston Luplow a 5% Interest with said 5% interest being a right of survivorship interest to Kenneth Lewis Sacks and Wife, Mary Lisa Gaston Sacks, by Quitclaim Deed from Kenneth Lewis Sacks and Wife, Mary Lisa Gaston Sacks and Bryan J. Exner, of record in Instrument no. 20190301-0018820, in the Register's Office of Davidson County, Tennessee, dated February 28, 2019 and recorded on March 01, 2019.

Being the same property conveyed to Kenneth Lewis Sacks and Mary Lisa Gaston Sacks, Husband and Wife, as to a 50% Interest and Bryan J. Exner, as to a 50% Interest, as tenants in common, by Warranty Deed from Lynnette J. Hope, Unmarried, of record in Instrument no. 20190108-0001991, in the Register's Office of Davidson County, Tennessee, dated January 07, 2019 and recorded on January 08, 2019.