THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** *This Deed prepared without the benefit of a title search.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, 6 day of July, 2021. Notary Public My Commission Expires: May 5, 2025

JASON HULSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: CSA Holdings, LLC 610 Church St. E. Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: 117-00-0-027-00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CHURCH STREET EAST, LLC, a Tennessee limited liability company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **CSA Holdings, LLC, a Tennessee limited liability company,** its successors and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Attached Exhibit "A"

Being the same property conveyed to CHURCH STREET EAST, LLC, a Tennessee limited liability company, by Warranty Deed from R&M PROPERTIES, LTD, a Michigan Corporation of record in Instrument No. 20140312-0020861, Register's Office for Davidson County, Tennessee, dated March 11, 2014, and recorded on March 12, 2014.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. However, this conveyance is made without the benefit of a title search.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 671895 DEEDQC
07/07/2021 11:04:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210707-0091185

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of July 2021.

CHURCH STREET EAST, LLC,
a Tennessee limited liability company

BY: Robert B. Auernheimer, II, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert B. Auernheimer, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Church Street East, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and official seal at office, this 6 day of July 2021.

JASON HULSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: May 5, 2025

EXHIBIT "A"

A tract of land in the 32nd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, the southern portion of said parcel lies in Williamson County, Tennessee, being all of Lot No.7 as shown on the Final Plat of Martha Marr's Subdivision of the Dodson Land at Brentwood Tennessee as of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee, and being more particularly described according to a boundary survey showing improvement s- By: H & H Land Surveying, In.- Job No. 2001- 219 Dated: August 6, 2001 as follows:

Beginning at an iron rod (old) in the North right of way of Church Street East (80' public right of way) at the common southerly property corner between Lots 7 and 8 as shown on the aforesaid Final Plat. Said iron rod also being 890 feet more or less East of the southeasterly end of the northeasterly return curve at the intersection of Church Street East and Church Court (50' public right of way) as measured along said northerly right of way line;

Thence with the northerly right of way of Church Street East, North 87 degrees 41 minutes 24 seconds West 137.37 feet to an iron rod (old) at the southeasterly property corner of Lot No 2 as shown on the Final Plat of 1st Revision- Resubdivision of Map 171, Parcels 24 & 25- Brentwood Hotels/Geske Property as of record in Plat Book 8250, Page 882, Register's Office for Davison County, Tennessee;

Thence, leaving said right of way line, with the easterly property line of Lot No 2 as shown on the aforesaid Plat North 02 degrees 14 minutes 01 seconds East 314.82 feet to an iron pin (old) in the southerly boundary line of Brentwood Villa as of record in Plat Book 6900, Page 4, Register's Office for Davidson County, Tennessee;

Thence, with the southerly property line of Brentwood Villa, in part, South 87 degrees 09 minutes 19 seconds East 138.04 feet to an iron rod (old) at the common northerly property corner between Lots 7 and 8 (Martha Marr's Subdivision);

Thence, with the common property line between Lots 7 and 8 (Martha Marr's Subdivision) South 02 degrees 21 minutes 20 seconds West 313.53 feet to the Point of Beginning and containing 43,262 square feet or 0.9932 acres more or less as calculated by the above bearings and distances.