This Instrument Prepared By
and should be returned to:

Kelly Hoy, Esq.
c/o GBX Group LLC
2101 Superior Avenue, Suite 300
Cleveland, Ohio 44114

Karen Johnson Davidson County
Batch# 677870 DEEDQC
07/16/2021 09:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210716-0095637

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
GBX Rutledge Hill LLC c/o GBX Group LLC 2101 Superior Avenue, Suite 300 Cleveland, Ohio 44114	Same
Map & Parcel Nos.: 093110194.00; 093110195.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **LIPSCOMB HOUSE PARTNERS, LLC**, a Tennessee limited liability company, ("Grantor") does hereby quitclaim, grant, and convey unto **GBX RUTLEDGE HILL LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to certain tracts or parcels of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 30 Middleton Street, Nashville, Tennessee and 28 Middleton Street, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor and representations and limitations as expressly provided for hereby.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1 day of July, 2021.

LIPSCOMB HOUSE PARTNERS, LLC, a Tennessee limited liability company

By: Dev X, LLC, an Ohio limited liability company, its manager

By: Andrew Sparacia
Name: Andrew Sparacia
Title: Manager

mec

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

This is an acknowledgment clause. No oath or affirmation was administered to the signer. The foregoing instrument was acknowledged before me this 1 day of July, 2021 by Andrew Sparacia, the manager of Dev X, LLC, who is the manager of LIPSCOMB HOUSE PARTNERS, LLC, a Tennessee limited liability company.

Marianne R. Cohen
Notary Public

MARIANNE R. COHEN
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

Printed Name: Marianne R. Cohen
Notary Public, State of Ohio
My Commission Expires: Does Not Expire

STATE OF OHIO)
COUNTY OF CUYAHOGA)

The actual consideration for this transfer is $00.

AFFIANT:

GBX RUTLEDGE HILL LLC, a Delaware limited liability company

By: Dev X, LLC, an Ohio limited liability company, its manager

By: Andrew Sparacia

mac Name: Andrew Sparacia
Title: Manager

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

This is an acknowledgment clause. No oath or affirmation was administered to the signer. The foregoing instrument was acknowledged before me this 1 day of July, 2021 by Andrew Sparacia, the manager of Dev X, LLC, who is the manager of GBX RUTLEDGE HILL LLC, a Delaware limited liability company.

NOTARIAL SEAL
STATE OF OHIO

MARIANNE R. COHEN
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

Marianne R Cohen

Notary Public
Printed Name: Marianne R. Cohen
Notary Public, State of Ohio
My Commission Expires: Does Not Expire

Exhibit A

30 Middleton Street (09311019400)

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resub of Lots 55, 56, 57, & 58 of Rutledge's Addition Plat Book 21, page 73, of record in Book 6200, Page 841, in the Register's Office for said County.

Said Lot No. 1 fronts 105.00 feet on the northerly margin of Middleton Street and extends back between parallel lines 150.00 feet to an alley in the rear.

Being the same property conveyed by Lipscomb House Partners, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument No. 202012170149501, in the Register's Office for Davidson County, Tennessee.

28 Middleton Street (09311019500)

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Rutledge Addition to South Nashville, as of record in Book 21, Page 73, in the Register's Office for Davidson County, Tennessee. Said Lot No. 54 fronts 50 feet on the northerly side of Middleton Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lipscomb House Partners, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument Number 20180315-0024498, in the Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adair Krieger, 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.

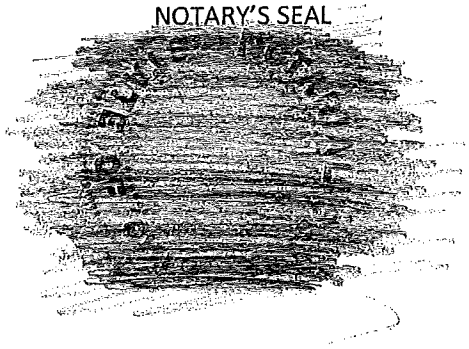
State of Ohio

County of Cuyahoga

Personally appeared before me, Linda Green, a notary public for this county and state, Adair Krieger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISION EXPIRES: no expiration

NOTARY'S SEAL



LINDA M. GREEN, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R.C.