This instrument prepared by:

Bass, Berry & Sims PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
615-742-6200

Karen Johnson Davidson County
Batch# 683893 DEEDQC
07/27/2021 08:49:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210727-0100364

# QUITCLAIM DEED

| Address New Owner | Send Tax Bills To: | Map and Parcel |
|---|---|---|
| Nashville Natives GP<br>2731 Sawyer Bend Road<br>Franklin, TN 37069 | Same | 59-16-72.00<br><br>Davidson County |

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, PINSON PROPERTIES, LLC, a Tennessee limited liability company, and SCOJO PROPERTIES, LLC, a Tennessee limited liability company, hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described real property to NASHVILLE NATIVES GP, a Tennessee general partnership, said property being a certain parcel of land in Davidson County, Tennessee more particularly described on Exhibit A hereto.

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

The above description is the same as in the prior deed.

IN TESTIMONY WHEREOF, the grantors have executed this deed on the 9 day of JULY, 2021.

Pinson Properties, LLC

By: _____
Maurice W. Pinson, Jr., its President

SCOJO Properties, LLC

By: _____
Scott Johnson, its President

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public, Maurice W. Pinson, Jr., on behalf of Pinson Properties, LLC, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Pinson Properties, LLC, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 9th day of July, 2021.

Notary Public

My Commission Expires:
7/3/2023

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public, Scott Johnson, on behalf of SCOJO Properties, LLC, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of SCOJO Properties, LLC, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 9th day of July, 2021.

Notary Public

My Commission Expires:
7/3/2023

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer of property is $0.

Affiant

Sworn to and subscribed before me this 9th day of July, 2021.

Notary Public

My Commission Expires: 7/3/2023

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

BEING LOT NO. 68 ON THE PLAN OF HAYNIE'S CLEVELAND ADDITION AS OF RECORD IN PLAN 161, PAGE 35 R.O.D.C. TENNESSEE.

SAID LOT NO. 68 FRONTS 40 FEET ON THE NORTHERLY SIDE OF GROVER STREET AND RUNS BACK BETWEEN PARALLEL LINES 125 FEET MORE OR LESS, AND IS ONE OF THE TWO LOTS HERETOFORE CONVEYED TO THE SAID JOHNSON BRANSFORD AND ROBERT LUSK BY DEED FROM RICHARD S. WEST AND WIFE, KAREN M. WEST, OF RECORD IN BOOK 1389, PAGE 211 R.O.D.C. TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PINSON PROPERTIES, LLC AND SCOJO PROPERTIES, LLC FROM COUNTRY CLUB INVESTORS, LLC, A LIMITED LIABILITY COMPANY, BY WARRANTY DEED EXECUTED MAY 14, 2021, OF RECORD AT INSTRUMENT NUMBER 20210518-0067492 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS UNIMPROVED PROPERTY KNOWN AS 2509 GROVER ST., NASHVILLE, TN 37207

30946368.v1

Certificate of Authenticity

I, Adam F. Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 9, 2021.

Date

Affiant Signature

07/23/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of July, 20 21.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

