THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34725-1 / Box#14

Karen Johnson Davidson County
Batch# 687870 DEEDQC
07/30/2021 01:06:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210730-0102854

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Green Legacy I Partnership ATTN: Robert Wheeler 4646 Warren Street, NW Washington, DC 20016	New Owner	10503005400

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mary Ann Green Harris, an individual; Mary Ann Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris; Ellen Green Tipton, an individual, and Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust FBO Roberta Wheeler,** hereinafter collectively called the Grantors, by these presents do transfer, convey and quitclaim unto **Green Legacy I Partnership, a Tennessee General Partnership**, hereinafter called the Grantee, its successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantors in order to correct the error in the interest ownership described in the Quitclaim Deed of record in Instrument No. 20160603-0055905, Register's Office for said county (the "Prior Deed"). Mary Ann Green Harris did not have an individual ownership interest in the Real Estate at the time the Prior Deed was recorded, the same having conveyed her individual interest in a previous Quitclaim Deed, of record in Instrument No. 20160310-0023007, said Register's Office.

Additional Signatures and applicable Notary Acknowledgements appear on the following pages.

IN WITNESS WHEREOF, this instrument has been executed this 28 day of July 2021.

Mary Ann Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris

Mary Ann Green Harris, an Individual

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Ann Harris, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris, and is authorized by the trust document to execute this instrument on its behalf.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of July 2021.

NOTARY PUBLIC
My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Ann Green Harris, an Individual, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of July 2021.

NOTARY PUBLIC
My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, this instrument has been executed this 23 day of July 2021.

Ellen Green Tipton

Ellen Green Tipton

COMMONWEALTH OF VIRGINIA]
COUNTY OF FAIRFAX]

BEFORE me, the undersigned, a Notary Public of the State or Commonwealth and County aforesaid, personally appeared Ellen Green Tipton, an Individual, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Arlington, Virginia, this 23rd day of July 2021.

DORIS LISSET BENAVIDES
Notary Public
Commonwealth of Virginia
Registration No. 7909077
My Commission Expires Jul 31, 2025

Doris Benavides

NOTARY PUBLIC
My Commission Expires: July 31st, 2025

IN WITNESS WHEREOF, this instrument has been executed this 23 day of July 2021.

Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust FBO Roberta Wheeler

STATE/DISTRICT OF MN]
COUNTY/CITY OF Hennepin]

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roberta Green Wheeler, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Mary Regan Green GST Trust FBO Roberta Wheeler, and is authorized by the trust document to execute this instrument on its behalf.

WITNESS my hand and official seal at Hopkins, MN, _____, this 23rd day of July 2021.

DAVID ALAN OTTINGER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2023

NOTARY PUBLIC
My Commission Expires: 01/31/2023

STATE OF TENNESSEE]
COUNTY OF Davidson]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 29 day of July 2021.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description for 1029 3rd Ave South, Nashville, TN
[M/P 10503005400 (Davidson)]

Tract 1:

LAND in Davidson County, Tennessee, being part of Lot No.73, on the Isaac Paul Plan, of record in Plan Book 1, Page 134, Chancery Court at Nashville, and part of the Holt Property lying at the rear of said Lot 73, of record in Plan Book 1, Page 28, said Chancery Court, described as follows:

BEGINNING in the westerly margin of Third Avenue South, formerly South College Street, at its intersection with the southerly margin of Cameron Avenue, said corner being 51 feet southwardly from the southeast corner of Lot No. 71 in said Isaac Paul Plan; thence westerly along the southerly margin of Cameron Avenue, 143.4 feet, more or less, to the easterly margin of an alley 12 feet wide; thence with the easterly margin of said alley, southerly, parallel with Third Avenue South, 37.6 feet, more or less, to a point in said alley; thence easterly 144.15 feet, more or less, to the westerly margin of Third Avenue South; thence with same northerly 35 feet, more or less, to the BEGINNING.

Tract 2:

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 74 and the southerly part of Lot No. 73 on the Plan of Paul's Elysian Grove, as of record in Plan Book 1, Page 134, Chancery Court at Nashville, and that part of the Holt property lying immediately in the rear of said parts of said Lot Nos. 73 and 74, as of record in Plan Book 1, Page 28, said Chancery Court, described together as follows:

BEGINNING on the westerly margin of the Third Avenue South, at the northeast corner of property conveyed to R. C. Cundiff, Jr. et ux by deed from Augusta Hasslock et al. of record in Book 1092, Page 101, Register's Office for said County; thence with said Avenue northwardly 49 ½ feet, more or less, to the southeast corner of the property conveyed to Porter Prater et ux, by deed from Stanley W. Luster, of record in Book 1349, Page 555, said Register's Office; thence with Prater's southerly line westwardly 144 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 49 ½ feet, more or less, to Cundiff's northwest corner; thence with his northerly line eastwardly 144 feet, more or less, to the BEGINNING.

THE SAID TRACTS 1 AND 2 being all of the same property conveyed to Mamie Mooney Regan by Deeds from John Ables and wife, Mary Miller Ables of record in Book 4349, Page 5, Register's Office for Davidson County, Tennessee, and from Freda Joyner and Elizabeth Brantley Jenkins of record in Book 4353, Page 266, said Register's Office.

The said Mary Mooney Regan, also known as Mary M. Regan, died April 10, 1971 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 55774, a copy of which is of record in Will Book 100, page 273, Probate Court of Davidson County, Tennessee. Pursuant to said Will, the property was devised to Mary Regan Green. For further reference, see Decree providing judicial interpretation of such Will recorded as Instrument No. 20151230-0130866, Register's Office for Davidson County, Tennessee.

Mamie Mooney Regan being one and the same person as Mary Mooney Regan.

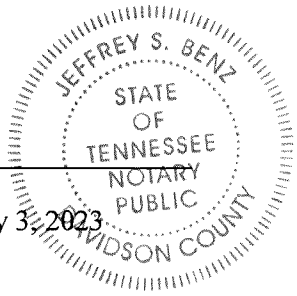
The interest herein conveyed was assigned and/or conveyed to the within named Grantor by Quitclaim Deed from Mary Ann Green Harris, Executrix of The Estate of Mary Regan Green, joined by Mary Ann Green Harris, an Individual, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, recorded as Instrument No. 20160310-0023007, Register's Office for Davidson County, Tennessee. James Regan Green conveyed his interest in its entirety to Mary Ann Harris, Trustee of the Mary Regan Green GST Trust fbo Mary Green Harris and to Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust fbo Roberta Wheeler, recorded as Instrument No. 20160310-0023008, Register's Office for Davidson County, Tennessee.

I, Andrew T. Wood, do hereby make oath that I am a licensed attorney and 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 29, 2021.

Andrew T. Wood, Esq.
Date: July 29, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of July, 2021.



Notary Public
My commission expires: July 3, 2023