Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 726132 DEEDQC
09/29/2021 10:07:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210929-0130727

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
HDS Distilling Co. Nashville, LLC 610-614 Rep. John Lewis Way South Nashville, TN 37203	HDS Distilling Co. Nashville, LLC 4343 N. Ravenswood Ave., 3rd FL Chicago, IL 60613	(Map/Parcel: 093 10 0 374.00) (Map/Parcel: 093 14 0 465.00) (Map/Parcel: 093 14 0 588.00)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **HDS Distilling Co., LLC, a Delaware limited liability company**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **HDS Distilling Co. Nashville, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at the intersection of the northerly right-of-way line of Elm Street, 50 feet in width, and the easterly right-of-way line of Fifth Avenue South, 50 feet in width;

Thence leaving the northerly right-of-way line of Elm Street, with the easterly right-of-way line of Fifth Avenue South, North 27 deg 24 min 18 sec West, 191.72 feet to a pk nail set at a corner common with the property of Rocketown of Middle Tennessee, as of record in Instrument Number 20100301-0015536, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Fifth Avenue South, with the southerly property line of Rocketown of Middle Tennessee, North 62 deg 34 min 27 sec East, 176.09 feet to an existing iron rod, in the westerly right-of-way line of Alley #146, 16 feet in width;

Thence with the westerly right-of-way line of Alley #146, South 27 deg 23 min 57 sec East, 192.12 feet to a pk nail set at the intersection with the northerly right-of-way line of Elm Street;

Thence leaving the westerly right-of-way line of Alley #146, with the northerly right-of-way line of Elm Street, South 62 deg 42 min 11 sec West, 176.08 feet to the POINT OF BEGINNING. Containing 33,794 square feet or 0.776 acres more or less.

Being the same property conveyed to HDS DISTILLING CO., LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from KEM G. HINTON AS A 50% TENANT IN COMMON AND SEAB A. TUCK, III, AS A 50% TENANT IN COMMON, of record in Instrument No. 20170830-0089393 and by quitclaim deed of record in Instrument No. 20170830-0089394, dated August 29, 2017, Register's Office for Davidson County, Tennessee.

This is Improved property known as 610 Rep. John Lewis Way South, Nashville, TN 37203 (Map/Parcel: 093 10 0 374.00), 612 Rep. John Lewis Way South, Nashville, TN 37203 (Map/Parcel: 093 14 0 465.00), and 614 Rep. John Lewis Way South, Nashville, TN 37203 (Map/Parcel: 093 14 0 588.00). The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24 day of September, 2021.

Grantor:

HDS Distilling Co., LLC,
a Delaware limited liability company

By: Heaven's Door Spirits, LLC,
a Delaware limited liability company
Its: Manager

By: _____
Name: Marc A. Bushala
Title: Chief Executive Officer

STATE OF Illinois
COUNTY OF Cook

Before me, the undersigned Notary Public, personally appeared Marc A. Bushala, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Chief Executive Officer of Heaven's Door Spirits, LLC, a Delaware limited liability company, which is the Manager of HDS Distilling Co., LLC, a Delaware limited liability company, the within named bargainor, and that he as such Chief Executive Officer of Heaven's Door Spirits, LLC, a Delaware limited liability company, executed the foregoing instrument for the purposes therein by signing the name of said limited liability company by himself as such Chief Executive Officer of Heaven's Door Spirits, LLC, a Delaware limited liability company, which is the Manager of HDS Distilling Co., LLC, a Delaware limited liability company.

Witness my hand and seal, at office, this 24th day of September 2021.

_____
Notary Public

OLIVER SEAY
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 12, 2023

My commission expires: 4.12023

AFFIDAVIT

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $ 0.00.

_____
AFFIANT

Sworn to and subscribed before me, this 27th day of September, 2021.

_____
Notary Public

My Commission Expires: 2/26/23

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY