Karen Johnson Davidson County
Batch# 753037 DEEDQC
11/10/2021 01 29:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211110-0150367

Prepared by:
Laurence M. Papel
Nelson Mullins Riley & Scarborough LLP
150 4th Avenue North, Suite 1100
Nashville, TN 37219

	STATE OF TENNESSEE) **COUNTY OF DAVIDSON)** The actual consideration for this transfer is $0.00. **AFFIANT** Subscribed and sworn to before me, this 28th day of October, 2021. **NOTARY PUBLIC** **My Commission Expires:** July 3, 2023
NOTARY SEAL	

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner and Mail Tax Bills To:	**Property Owner Address:**	**Tax Parcel No.:**
1130 Gallatin Pike LLC c/o ARE Ventures LLC Attn: Colin Brothers 1000 E. Cesar Chavez Street Austin, TX 78702	SAME	051 08 0 218.00

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Madison Due West, LLC**, a Tennessee limited liability company ("***Grantor***"), for itself and its successors and assigns, does hereby release, quitclaim and convey unto **1130 Gallatin Pike LLC**, a Texas limited liability company ("***Grantee***"), and its successors and assigns any right, title and interest in and to that certain improved real property located at 120 Due West Avenue, Nashville, Davidson County, Tennessee, and more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, together with all the rights, privileges, easements, servitudes, rights-of-way, and appurtenances thereunto belonging (the "***Property***").

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 3rd day of ~~October~~ November 2021.

GRANTOR:

MADISON DUE WEST, LLC, a Tennessee limited liability company

By: _____
Name: James Lebberes
Title: Manager

ACKNOWLEDGEMENT

STATE of TENNESSEE)
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **James Lebberes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the Manager of **Madison Due West, LLC**, a Tennessee limited liability company, the within named Grantor, and who acknowledged that, as such Manager, he is authorized to execute the within instrument on behalf of said limited liability company, by signing his name above as such Manager.

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of October, 2021.

Tammy Rhoades
Notary Public

My Commission expires: July 3, 2023

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Description of the Property

Land situated in the County of Davidson, State of Tennessee, and being all of Lot 2 of the Subdivision of Due West Shopping Center, the Plat thereof being recorded in Book 7900, Page 609, in the Office of the Register of Deeds for Davidson County, Tennessee.

Being the same property conveyed to Madison Due West, LLC, a Tennessee limited liability company by Special Warranty Deed from Protective Life Insurance Company, a Tennessee corporation of record in Instrument No. 201211160106163, in the Register's Office of Davidson County, Tennessee.