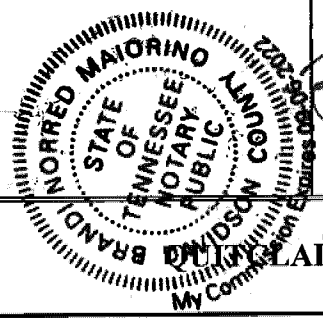
THIS INSTRUMENT PREPARED BY: **Brandi Maiorino, Esq.** **Ottinger Law Group, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2021. Notary Public My Commission Expires: Sept. 6, 2022



QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Nashville Design Collective LLC PO Box 772779 Steamboat Springs, CO 80477	New Owners	105-07-0-122.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Nashville Design Collective LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey a 34.80% interest in the Property (defined below) unto **CDR LLC,** a Tennessee limited liability company and does hereby quitclaim transfer and convey a 23.20% interest in the Property unto **Onibur LLC,** a Tennessee limited liability company (collectively, the "**Grantee**"), their successors, heirs and assigns, such that Grantor will retain a 42.00% interest in the Property and will hold the Property with the Grantee as tenants in common.

The "**Property**" is improved real property located at 510 Merritt Avenue, Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference.

* * *

Karen Johnson Davidson County
Batch# 781793 DEEDQC
12/30/2021 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211230-0171721

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 18th day of December, 2021.

GRANTOR:

Nashville Design Collective LLC, a Tennessee limited liability company

By: _____

Name: David E Barnes

Title: President

STATE OF ~~TENNESSEE~~ Rhode Island
COUNTY OF Washington

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Nashville Design Collective LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal, at office in South Kingstown, Rhode Island ~~Nashville, Tennessee,~~ this the 18th day of December 2021.

_____
NOTARY PUBLIC

My Commission Expires: 6-25-25

STEPHEN B. KENYON NOTARY PUBLIC COMMISSION EXPIRES JUNE 25, 2025 STATE OF RHODE ISLAND

EXHIBIT A

The Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LOT 1 OF THE RESUBDIVISION OF A PORTION OF BLOCK "F" ON THE PLAN OF MERRITT HAGAN LAND IN SOUTH NASHVILLE OF RECORD IN PLAT BOOK 5210, PAGE 19, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF MERRITT AVENUE AT A CORNER COMMON WITH CHARLES E. WILLIAMS OF RECORD IN DEED BOOK 5033, PAGE 936, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF MERRITT AVENUE WITH THE EASTERN PROPERTY LINE OF CHARLES E. WILLIAMS NORTH 07 DEG. 17 MIN. 10 SEC. EAST, 400.00 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF LVH, LLC, AS OF RECORD IN INSTRUMENT NO. 201502180014011, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY PROPERTY LINE OF THE LVH, LLC, SOUTH 83 DEG. 01 MIN. 27 SEC. EAST, 241.00 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF OKLAHOLICS, LLC, AS OF RECORD IN INSTRUMENT NUMBER 201608240088751, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 1801, 15' IN WIDTH; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALLEY SOUTH 07 DEG. 17 MIN. 10 SEC. WEST, 385.08 FEET TO AN EXISTING IRON ROD; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' AN ARC LENGTH OF 23.48' A CENTRAL ANGLE OF 89 DEG. 41 MIN. 51 SEC. AND A CHORD BEARING AND DISTANCE OF SOUTH 52 DEG. 07 MIN. 52 SEC. WEST, 21.16 FEET TO AN IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF MERRITT AVENUE; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF MERRITT AVENUE NORTH 83 DEG. 01 MIN. 27 SEC. WEST, 226.08 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE DESIGN COLLECTIVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED BY BAC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201809190092854 AND BY QUIT CLAIM DEED FROM DOUBLE D REALTY, LLC, A RHODE ISLAND LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201809190092855, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Mary Kate C. Brandon, do hereby make oath that I am a licensed attorney and/or 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 on 12/18/2021.

Signature

Date: 12/18/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 12/18/2021

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY