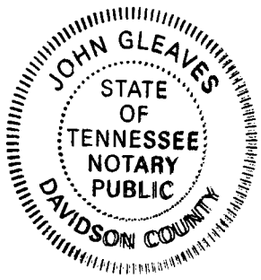
QUITCLAIM DEED



J-CSL-22-2217

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 THE 17 DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Curtis Street SPV, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**070-090-086.00**
5817 Sterling Oaks Dr.,		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HBG HOLDINGS, LLC** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CURTIS STREET SPV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in the 13th Civil District of Davidson County, Tennessee, being the East part of Lot No. 61 on the Map of Bordeauxmont, not of record, being a subdivision of the J.E. Curtis Lands in Bordeaux, Tennessee, described as follows:

Beginning at an intersection of the center line of Curtis Avenue and the north line of Terrace Avenue; thence with the margin of Terrace Avenue, South 7 degrees 30 Minutes West, 189 feet; thence Northwardly 140 feet, more or less, to the center of Curtis Avenue, thence with said Avenue, South 58 degrees 50 minutes East, 128 feet to the beginning.

Being the same property conveyed to HBG Holdings, LLC, by Warranty Deed from Roger C. Smith, recorded September 10, 2021 in Instrument No. 20210910-0121850, Register's Office for Davidson County, Tennessee.

This is **unimproved** property known as: **2217 Summit Avenue, Nashville, Tennessee 37218**.

Karen Johnson Davidson County
Batch# 811488 **DEEDQC**
02/25/2022 12:53:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220225-0021766

Witness my/our hand(s) this the 17 day of February, 2022.

HBG Holdings, LLC

BY: _____
Brandon Cobb
Member & Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON COBB, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER & MANAGER of HBG HOLDINGS, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER & MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212