Karen Johnson Davidson County
Batch# 824616 DEEDQC
03/18/2022 09:40:13 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220318-0031578

This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
The 2016 DM Investment Trust 223 Brook Hollow Road Nashville, TN 37205	New Owner	118-06-0-186.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **L AND K GROUP TRUST**, a Tennessee irrevocable trust ("Grantor"), does hereby quitclaim and convey unto **THE 2016 DM INVESTMENT TRUST, DTD. JULY 27, 2016**, a Tennessee revocable trust (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 829 Gale Lane, Nashville, Davidson County, Tennessee 37204. 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. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 15th day of March, 2022.

GRANTOR:

L AND K GROUP TRUST

By:_____
Derrick Morgan, First Trustee

By:_____
Charity Morgan, First Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Sacramento)

On March 15, 2022 (DATE) before me, B.A. Williams, Notary Public (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared, Derrick Morgan, Charity Morgan,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/(are) subscribed to the within instrument and acknowledged to me that he/she/(they) executed the same in his/her/(their) authorized capacity(ies), and that by his/her/(their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

B. A. WILLIAMS
COMM. # 2297552
NOTARY PUBLIC - CALIFORNIA
COUNTY OF SACRAMENTO
MY COMM. EXP. AUG. 3, 2023

B.A. Williams (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Quit Deed Claim

DATE OF DOCUMENT March 15, 2022 NUMBER OF PAGES 3

SIGNERS(S) OTHER THAN NAMED ABOVE

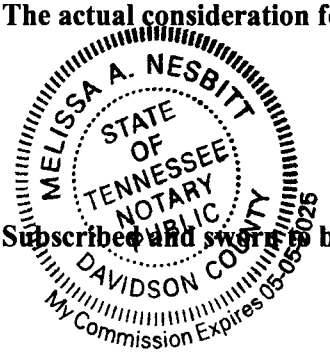
SIGNER'S NAME _____ SIGNER'S NAME _____

RIGHT THUMBPRINT	RIGHT THUMBPRINT

STATE OF TENNESSEE)

COUNTY OF Davidson **)**

The actual consideration for this transfer is $0.



AFFIANT

Subscribed and sworn to before me, this 18th **day of March, 2022.**

Melissa A. Nesbitt

NOTARY PUBLIC

My Commission Expires: 5-5-2025

EXHIBIT A

Legal Description

Land in the 17th Councilmanic District, City of Nashville, Davidson County, Tennessee, part of Lot 19-B on the Map of Battlefield Estates, Section One, recorded in Plat Book 843, pages 96 and 97, Register's Office for said County, and more particularly described in boundary survey prepared by Crawford & Cummings, P.C. dated August 31, 2016 as follows:

To find the point of beginning commence from the centerline extension of Vaulx Lane to the southerly right-of-way margin of Gale Lane (right-of-way varies);

Thence, with said right-of-way margin, easterly 340 feet to an iron rod (found), being the northeast corner of the herein described tract and the Point of Beginning;

Thence, leaving said right of way margin and with the westerly line of the David W. Vaughn Sr. tract, recorded in Deed Book 9295, page 344, R.O.D.C., Tennessee, South 11 egress 12' 53" East, a distance of 100.00 feet to an iron rod (set) also being the southeast corner of the herein described tract;

Thence, continuing with the Vaughn tract, North 89 degrees 40' 12" West, a distance of 50.00 feet to an iron rod (set) the east line of Lot 18-B on the Map of Battlefield Estates, Section One, also being part of the William Christopher Reynolds Tract, recorded in Instrument No. 20150710-0067038, R.O.D.C., Tennessee and the southwest corner of the herein described tract;

Thence leaving the Vaughn tract and with the east line of Lot 18-B, North 11 degrees 12' 53" East, for a distance of 100.000 feet to an iron rod (set) in the southerly right-of way margin of Gale Lane, being the northeast corner of Lot 18-B and the northwest corner of the herein described tract;

Thence, leaving Lot 18-B and with the southerly right-of-way margin of Gale Lane, South 89 degrees 40' 12" East, for a distance of 50.00 feet to the Point of Beginning and containing 4,898 Square feet or .011 Acres, more or less.

Being the same property conveyed to DM Scovel Properties, LLC 50% undivided interest, and Hyperion Holdings, GP 50% undivided interest, as joint tenants in common, by deed, of record in Instrument No. 20161011-0107405, Register's Office for Davidson County, Tennessee. Being the same property further conveyed to L and K Group Trust 50% undivided interest by DM Scovel Properties, LLC, by deed, of record in Instrument No. 20190925-0097578, Register's Office for Davidson County, Tennessee, and as corrected in that certain Affidavit of Scrivener's Error of record in Instrument No. 20200306-0025654, Register's Office for Davidson County, Tennessee.

This is improved property known as 829 Gale Lane, Nashville, Tennessee 37204.