This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 926887 DEEDQC
10/07/2022 09:10:30 AM 5 pgs
Fees: $28.00 Taxes: $7,839.32
20221007-0110561

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
NashAtlantic Holdings, LLC 11 Club Circle, Monmouth Beach, NJ 07750	NashAtlantic Holdings, LLC 11 Club Circle, Monmouth Beach, NJ 07750	104-16-285.00

BACKGROUND

LH2 INVESTMENTS LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor") and **NASHATLANTIC HOLDINGS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee") are parties to that certain Oakland Settlement Agreement dated as of September 30th, 2022 (the "Settlement Agreement"). Grantor has agreed to convey this Property to Grantee in accordance with the Settlement Agreement. Throughout this Deed, the terms "Grantor" and "Grantee" shall include their respective heirs, executors, administrators, legal and personal representatives, successors and assigns where the context requires or permits.

CONVEYANCE

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Grantor, herein this day and does by these presents forever **QUITCLAIM** to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of September, 2022, but is effective as of the 30th day of September, 2022.

GRANTOR:
LH2 INVESTMENTS LLC,
a Tennessee limited liability company

By: _____
Name: Brian Layton
Its: Authorized Representative

STATE OF Tennessee §
§
COUNTY OF Davidson §

PERSONALLY APPEARED BEFORE ME, C.M. Corriveau, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Brian Layton, the Authorized Representative of LH2 Investments LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of LH2 Investments LLC, a Tennessee limited liability company, the within-named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his/her name as Authorized Representative of LH2 Investments LLC, a Tennessee limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal on this 30th day of September, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/2025

(NOTARY SEAL)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

AFFIDAVIT OF VALUE

I, Ashley Pospiech, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $2,118,735.00.

Subscribed and sworn to before me this 30th day of September, 2022.

Affiant

Notary Public

My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being the south half of Lot No. 171 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights," as the same appears of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said south half Lot No. 171 fronts 50 feet on the easterly side of Oakland Avenue and extends back 130 feet, more or less, on the northly line, and 143 feet, more or less, on the southerly line, to an alley in the rear, which measures 51 feet, more or less, thereon.

Being the same property conveyed to LH2 Investments, LLC, a Tennessee limited liability company by Warranty Deed from Pamela M. Stott, Catherine Myrhum, Mark C. Myrhum and Mary Sue Myrhum Opay as the heirs and Beneficiaries of the Estate of Robert S. Whitman, dated June 11, 2022, recorded June 16, 2022, of record in Instrument No. 20220616-0081622, Register's Office for Davidson County, Tennessee.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 9-30-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9-30-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM