22-4557

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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# 930790 DEEDQC
10/18/2022 10:25:11 AM 4 pgs
Fees: $23.00 Taxes: $6,721.31



20221018-0113641

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	104-11-0-021.00

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 Acklen Settlement Agreement dated as of September 30, 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 ___ day of September, 2022, but is effective as of the 30 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 30 day of September, 2022.

C.M. Corriveau
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

J

AFFIDAVIT OF VALUE

I, Kirk Hunnicutt, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $1,816,570.00.

Subscribed and sworn to before me this 5th day of October, 2022.

Affiant

Tonya Thomas

Notary Public

My Commission Expires: ~~10-5-22~~ 10-26-25

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

EXHIBIT "A"

Legal Description of the Property

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

Land in Davidson County, Tennessee, being the east 57.3 feet from and 55.3 feet rear of Lot No. 48 on the Map of Rich Re-subdivision of certain lots in Stokes and Marshall's Addition, as of record in Plan Book 547, Page 172, Register's Office for said County.

Said part of Lot No. 48 fronts 57.3 feet on the north side of Acklen, formerly Marshall, Avenue and runs back between lines 168.5 feet along the west margin of 26th Avenue South, to an alley in the rear on which it measures 55.3 feet.

Being the same property conveyed to LH2 Investments, LLC by Deed dated May 4, 2021 from George S. Atwood, as Sucessor Trusteee of the Atwood Joint Revocable Living Trust agreement U/A/D September 7, 1999, and as amended by the First Amendment to the George W. Atwood and Wendell C. Atwood Joint Revocable Living trust Agreement dated May 1, 2000, recorded in Instrument No. 20210511-0063270, in the Register's Office of Davidson County, Tennessee.