This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 935988 DEEDQC
10/31/2022 02:08:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221031-0117445

QUITCLAIM DEED

FROM: NTN GENERAL INVESTMENTS II, LLC, a Tennessee limited liability company, Grantor

TO: NTN GENERAL INVESTMENTS II, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
NTN General Investments II, LLC 3240 N. Lake Shore Drive, #4B Chicago, Illinois 60657	Same	105-01-0-307.00 105-01-0-308.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27 day of October, 2022.

Samantha Birdsall
Notary Public
My Commission Expires: 9-8-2025

SAMANTHA BIRDSALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

WHEREAS, NTN GENERAL INVESTMENTS II, LLC, a Tennessee limited liability company, Grantor, desires to convey this Property to itself for the sole and express purpose of consolidating the two tax parcels into one tax parcel.

FOR AND IN CONSIDERATION OF the sum of the terms hereof and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NTN GENERAL INVESTMENTS II, LLC, a Tennessee limited liability company ("Grantor"), does convey and forever quitclaim unto NTN GENERAL INVESTMENTS II, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to certain tracts or parcels of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 0 and 1032 13th Avenue South, Nashville, Davidson County, Tennessee 37212.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 27 day of October, 2022.

GRANTOR:

NTN GENERAL INVESTMENTS II, LLC, a Tennessee limited liability company

By: David G. Smith

Print Name: David G. Smith

Title: Manager

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Samantha Birdsall, a Notary Public of said County and State, personally appeared David G. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be manager (or other officer authorized to execute the instrument) of NTN GENERAL INVESTMENTS II, LLC, the within named bargainor, a Tennessee limited liability company, and that himself as such manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by him self as manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27 day of October, 2022.

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Samantha Birdsall
Notary Public
My Commission Expires: 9-8-25

EXHIBIT A

PROPERTY DESCRIPTION

Tract I:

Being part of Lot No. 12, Samuel P. Ament Home Place, as of record in Book 57, Page 34, Register's Office of Davidson County, Tennessee, described as: Beginning at an iron pin in the westerly margin of 13th Avenue South; thence with the margin of said Avenue, North 18 degrees 45 minutes East, 6.23 feet to an existing iron pin in the beginning of a curve; thence around said curve with a radius of 15 feet in a northeasterly direction 20.85 feet to an iron pin in the Southernly margin of an alley; thence with the margin of said alley, South 81 degrees 36 minutes East, 124.42 feet to an iron pin at the beginning of a curve; thence with said curve having a radius of 15 feet, in a Southeasterly direction 25.79 feet to an iron pin in the Westerly margin of an alley 428; thence North 82 degrees 3 minutes West, 155.05 feet to the point of beginning.

Tract II:

Lot No. 11, on the plan of Samuel P. Ament Home Place, as of record in Book 57, Page 34, Register's Office of Davidson County, Tennessee. Said Lot No. 11 fronts 50 feet on the easterly side of 13th Avenue South, formerly Ament Street, and runs back between parallel lines 158 feet on the south line and 158-½ feet on the north line to an alley.

Being part of the same property conveyed to NTN GENERAL INVESTMENTS II, LLC, a Tennessee limited liability company, from NASHVILLE RENTAL PARTNERS GP, a Tennessee general partnership, by Warranty Deed, dated August 31, 2021, of record in Instrument Number 20210913-0122041, Register's Office for Davidson County, Tennessee.