QUITCLAIM DEED

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 29th day of December, 2022.

Notary Public

Commission Expires Sept. 2, 2024

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 968296 DEEDQC
02/07/2023 10:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230207-0008807

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Rd., Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Lillian Street LLC 312 Sunnyside Drive Nashville, TN 37205	Same as Owner	083 13 2D 002.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **HUSEBY PROPERTIES, LLC, a Tennessee Limited Liability Company** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **LILLIAN STREET LLC, a Tennessee Limited Liability Company** (hereinafter called the "Grantee), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the Private Element Unit known and depicted as 1310 Lillian Street in the Declaration of Covenants, Conditions and Restrictions of the Fatherland-Lillian Homes East, a Horizontal Property Regime with Private Elements (the "Declaration"), appearing of record in Instrument No. 20191028- 0110292 in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, to which reference to said Declaration and its Exhibit B is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Homeowner's Association.

Being the same property conveyed to Grantor herein by Warranty Deed of record in Instrument No. 20220211-0016172 in the Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20220217-0018430 in said Register's Office.

This conveyance is expressly subject to the Deed of Trust of record in Instrument No. 20220307-0025552 in the Register's Office for Davidson County, Tennessee, and the Assignment of Rents of record in Instrument No. 20220427-0048461 in said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as 1311 Lillian Street, Nashville, TN 37206.

(Note that a prior deed in Grantor's chain of title referred to the property as 1310 Lillian Street, Nashville, TN 37206, however the assigned address for the property pursuant to the official records of the Assessor of Property for Davidson County, Tennessee is 1311 Lillian Street, Nashville, TN 37206)

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of December, 2022.

HUSEBY PROPERTIES, LLC, a Tennessee Limited Liability Company, GRANTOR

By: _____
CRAIG R. HUSEBY, Authorized Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Craig R. Huseby, with who I am personally acquainted or proved upon satisfactory evidence, and who upon oath acknowledged himself to be an Authorized Member of **HUSEBY PROPERTIES, LLC, a Tennessee Limited Liability Company**, the bargainor, and in my presence executed the within instrument for and on behalf of said bargainor, by signing for said bargainor as its Authorized Member, having been duly authorized so do to, further upon oath acknowledging that he did so for and on behalf of said bargainor freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2022.

Commission Expires: March 03, 2026

_____
NOTARY PUBLIC

JOHN CLARKSON ROSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MARCH 03, 2026

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on the 29th day of December, 2022.

_____ December 29, 2022
Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 29th day of December, 2022.

Commission Expires: September 2, 2024

_____
Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024