This Instrument Prepared By:

Talbott P. Ottinger
Ottinger Law Group, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 969681 DEEDQC
02/13/2023 09:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230213-0010219

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rift Valley Holdings, LLC **332 Van Buren Street** **Nashville, TN 37208**	SAME

TAX MAP-PARCEL NUMBER: 130-16-0-018.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and No/100 ($10.00),** and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **RIFT VALLEY CAPITAL LLC**, a Maryland limited liability company (formerly known as Western Lion Group LLC), hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **RIFT VALLEY HOLDINGS, LLC,** a Tennessee limited liability company, hereinafter called the **Grantee**, Grantee's successors and assigns, its interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Legal Description on **Exhibit "A"**, attached hereto and made a part hereof.

This is improved property is known as: 2408 Hemingway Drive, Nashville, Tennessee 37215.

{Signatures Continue on Following Page}

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of this the 8 day of February, 2023.

GRANTOR:

RIFT VALLEY CAPITAL LLC,
a Maryland limited liability company

By: _____
Bereket Selassie
Its: Authorized Representative

STATE OF MARYLAND
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bereket Selassie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of **Rift Valley Capital LLC,** the within named Grantor, a Maryland limited liability company, and that he as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Authorized Representative.

Witness my hand and seal, at office in Bethesda, Maryland, this 8 day of February, 2023.

_____
NOTARY PUBLIC

My Commission Expires: May 07, 2025

SRIYANI P. SEDARA
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 7, 2025

4888-6438-3567, v. 3

STATE OF MARYLAND
COUNTY OF Montgomery

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0**

Affiant

Sworn and subscribed before me this 8 day of February, 2023.

NOTARY PUBLIC

My Commission Expires: May 07, 2025

SRIYANI P. SEDARA
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 7, 2025

4888-6438-3567, v. 3

EXHIBIT "A"

Description of Real Property

Land in Davidson County, Tennessee, being Lot No. 2, Block "K" on the Plan of Tyne Meade, Section III, of record in Plat Book 1424, Page(s) 12, 13 and 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Western Lion Group LLC (the prior name of Rift Valley Capital LLC) by Warranty deed from Felix Michael Eckhard of record in Instrument No. 20210915-0123565 Register's Office for Davidson County, Tennessee, dated September 10, 2021 and recorded on September 15, 2021.

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie G. Hayes, 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 2/8/2023.

Date

Affiant Signature

2/13/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of February, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)