THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRJR)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NOS.: |
|---|---|---|
| PRIMO HOLDINGS<br>6666 Brookmont Terrace<br>#903<br>Nashville, TN 37203 | New Owner | Map 92-12<br>Parcels: 23.00 and 24.00 |

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION but for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged by SCOT E. KARR, as Executor for the Estate of Marshall I. Karr and as Trustee of the Residuary Trust created by the Last Will and Testament of Marshall I. Karr, dated April 4, 2011 ("Grantor"), Grantor hereby transfers and conveys unto PRIMO HOLDINGS, a Tennessee general partnership composed of Morgan I. Karr and Price A. Karr, its successors and assigns ("Grantee") all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property known as 1710 and 1712 Charlotte Pike, Nashville, Tennessee 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 28th day of November, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
01/08/2019

JULIA ANN SHERRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 01/08/2019

Bill Garrett Davidson County
Batch# 32397 DEEDQC
12/01/2017 02:33:54 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20171201-0122936

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this the 15 day of November, 2017.

GRANTOR:

SCOT E. KARR, as Executor for the Estate of Marshall I. Karr and as Trustee of the Residuary Trust created by the Last Will and Testament of Marshall I. Karr, dated April 4, 2011, filed in Circuit Court (Probate) for Davidson County, Tennessee – Docket No. 15P-1503

STATE OF NEW YORK
COUNTY OF WESTCHESTER

PERSONALLY APPEARED BEFORE ME, Tom Castrovinci a Notary Public in and for said State and County, the within named SCOT E. KARR, as Executor for the Estate of Marshall I. Karr and as Trustee of the Residuary Trust created by the Last Will and Testament of Marshall I. Karr, dated April 4, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument, with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of November, 2017.

NOTARY PUBLIC

TOM CASTROVINCI
Notary Public, State of New York
No. 4883459
Qualified in Westchester County
Commission Expires January 26, 2019

MY COMMISSION EXPIRES:
1/26/2019

EXHIBIT "A"

**Tract 1**

TAX MAP 092- 12- 1, PARCEL 024

All that certain parcel of Land in the First Civil District of Nashville, Davidson County, Tennessee being a portion of Lot 5, John R. Hudson's - Addition to Nashville subdivision plat, as recorded in the Register's Office in Nashville, TN in Plat Book 21 - Page 136 bounded on the South by the northerly margin of Charlotte Avenue, bounded on the west by Lot 6 other lands of FFH Properties, a Tennessee Partnership, on the North by a 20' wide un-named public alley as shown on aforesaid subdivision plat, and on the east by Fisk Street, a 50' wide public street and being more particularly described as follows, to wit:

BEGINNING at an iron pin capped 2230 set at the back of the existing concrete side walk and in the northern right-of-way line of Charlotte Avenue, having a width of 92 feet, said iron pin being 82' westerly from the centerline of Fisk Street and a comer common to Lot 6; thence,

Along said Lot 6, North 27 degrees 00 minutes 20 seconds West, 127.56 feet to an iron pin capped 2230 in the southern right-of-way line of an un-named alley, being 20' in width; thence,

Along said southern right-of-way line of said alley, North 64 degrees 49 minutes 06 seconds East, 57.04 feet to an iron pin capped 2230 set in the western right-of-way line of Fisk Street, having a width of 50 feet; thence,

Along said western right-of-way line of Fisk Street, South 27 degrees 00 minutes 20 seconds East, 112.06 feet to an iron pin capped 2230 set at the point of curvature for the street return curve at the intersection of the western right-of-way line of Fisk Street and the northern right-of-way line of Charlotte Avenue; thence,

Along said street return curve, along a curve having a radius of 15.00 feet, an arc length of 23.56 feet (chord bearing & distance - South 19 degrees 19 minutes 10 seconds West, 21.21 feet) to an iron pin set in the northern right-of-way line of Charlotte Avenue; thence,

Along said northern right-of-way line of Charlotte Avenue South 64 degrees 19
minutes 10 seconds West, 41.67 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING: 7,206 square feet - 0.17 acres more or less.

BEING a portion of the property conveyed to Marshall I. Karr, Trustee, by a deed from FFH Properties, a Tennessee general partnership, of record in the Register's Office for Davidson County, Tennessee. While title was vested in Marshall I. Karr, Trustee, there was no trust and, accordingly, Marshall I. Karr held title for his own account.

**Tract 2**

TAX MAP 092-12-1, PARCEL 023

All that certain parcel of Land in the First Civil District of Nashville, Davidson County, Tennessee being a portion of Lot 6, John R. Hudson's - Addition to Nashville subdivision plat, as recorded in the Register's Office in Nashville, TN in Plat Book 21 - Page 136 bounded on the South by the northerly margin of Charlotte Avenue, bounded on the west by Lot 7 lands of Marshall Karr, on the North by a 20' wide un-named public alley as shown on aforesaid subdivision plat, and on the east by Lot 5 other lands of FHH Properties, a Tennessee Partnership, and being more particularly described as follows, to wit:

BEGINNING at an iron pin capped 2230 set at the back of the existing concrete side walk and in the northern right-of-way line of Charlotte Avenue, having a width of 92 feet, said iron pin being 82' westerly from the centerline of Fisk Street and a comer common to Lot 6; thence,

Along said Northern right-of-way line of Charlotte Avenue South 64 degrees 19 minutes 10 seconds West, 50.01 feet to a point inside the existing building on Lot 7, said point bears North 27 degrees 00 minutes 20 seconds West, 0.20 feet from a mag-nail reference point set in the concrete sidewalk adjacent to said building; thence,

Along said Lot 7 North 27 degrees 00 minutes 20 seconds West, 128.00 feet to a
mag-nail set in a parking lot pavement and in the southern right-of-way line of an
un-named alley, being 20' in width; thence,

Along said southern right-of-way line of said alley, North 64 degrees 49 minutes 06 seconds East, 50.03 feet to an iron pin capped 2230 set, said iron pin being a corner common to Lot 5; thence,

Along said Lot 5 South 27 degrees 00 minutes 20 seconds East, 127.56 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING: 6,389 square feet - 0.15 acres more or less.

The above description is per survey by LTT Land Surveying, LLC dated 10-27-08.

BEING a portion of the property conveyed to Marshall I. Karr, Trustee, by a deed from FFH Properties, a Tennessee general partnership, of record in the Register's Office for Davidson County, Tennessee. While title was vested in Marshall I. Karr, Trustee, there was no trust and, accordingly, Marshall I. Karr held title for his own account.