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 6666 Brookmont Terrace #903 Nashville, TN 37203	New Owner	Map 94-14 Parcel: 147

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 5631 Charlotte Pike, Nashville, Tennessee 37209.

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 3 pgs
Fees: $17.00 Taxes: $0.00

20171201-0122938

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

MY COMMISSION EXPIRES:
1/26/2019

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

EXHIBIT "A"

BEING land in Davidson County, Tennessee, being part of Lot No. 9 on the Map of C. C. Vernon's Farm, as of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee ("RODC"), and described according to a survey made by Resource Consultants, Inc., as follows:

BEGINNING at a point in the south right of way margin of Charlotte Pike, said point being 90.00 feet east of the east right of way margin of Osceola Avenue; thence leaving said Charlotte Pike, South 20 degrees 00' 00" East 170.66 feet to a point, said point being an iron pin; thence South 70 degrees 00' 00" West 90.00 feet to a point in the east right of way margin of Osceola Avenue, said point being an iron pin; thence with the east margin of said Avenue, North 20 degrees 00' 00" West, 170.66 feet to a point; said point being an iron spike located where the east margin of Osceola Avenue intersects the south margin of Charlotte Pike; thence with the south margin of Charlotte Pike, North 70 degrees 00' 00" East 90.00 feet to the point of beginning, and containing an area of 0.35 acres, more or less.

BEING the same property conveyed to Marshall I. Karr by deed from J. Marvin Hopper of record as Instrument No. 20020514-0059378, RODC.