THIS INSTRUMENT PREPARED BY:
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Bill Garrett Davidson County
Batch# 48368 DEEDQC
01/17/2018 02:00:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180117-0004865

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Primo Holdings, a Tennessee general partnership 6666 Brookmont Terrace, #903 Nashville, TN 37203	Same	092-12-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SCOT E. KARR, EXECUTOR OF THE ESTATE OF MARSHALL I. KARR AND TRUSTEE OF THE RESIDUARY TRUST CREATED BY THAT CERTAIN LAST WILL AND TESTAMENT OF MARSHALL I. KARR DATED APRIL 4, 2011 (collectively, "Grantor"), by these presents, transfers and conveys unto PRIMO HOLDINGS, a Tennessee general partnership comprised of Morgan I. Karr and Price A. Karr ("Grantee"), its successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on the attached Exhibit A (the "Subject Property").

The Subject Property is improved property known as 1716 Charlotte Pike, Nashville, Tennessee 37203. The Subject Property is conveyed to Grantee, its successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, the undersigned has set his duly-authorized signature to be effective as of January 11th, 2018.

GRANTOR:

SCOT E. KARR, as Executor of the Estate of Marshall I. Karr

SCOT E. KARR, as Trustee of the Residuary Trust created by that certain Last Will and Testament of Marshall I. Karr dated April 4, 2011

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, 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 as Executor of the Estate of Marshall I. Karr, with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 11th day of January, 2018.

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

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, 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 as Trustee of the Residuary Trust created by that certain Last Will and Testament of Marshall I. Karr dated April 4, 2011, with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 11th day of January, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/2019

TOM CASTROVINCI
Notary Public, State of New York
No. 4883459
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STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this conveyance is Ten and 00/100 Dollars ($10.00).

SCOT E. KARR

Sworn to and subscribed before me, this 11th day of January, 2018.

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

THE PROPERTY

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being part of Lot 7, on the plan of John R. Hudson's Addition of record in Book 21, Page 136, said Register's Office, bounded on the south by northerly margin of Charlotte Avenue, bounded on the west by the Griner Properties, LLC property, as of record in Instrument No. 20020718-0086903, R.O.D.C.T. (formerly Newton S. Holiday, Jr., et al property, as of record in Book 145, Page 323, R.O.D.C.T.) bounded on the north by the southerly margin of a 20' alleyway (No. 616), bounded on the east by the FFH Properties, as of record in Book 10999, Page 341, R.O.D.C.T., and being more particularly described as follows:

Beginning at P.K. nail in the northerly margin of Charlotte Avenue, said P.K. nail being located 132' westerly of the centerline of Fisk Street;

Thence, with the northerly margin of Charlotte Avenue, S 85° 34' 50" W, 50.00' to a chiseled "X" in the sidewalk;

Thence, a common line with the Griner Properties, LLC property, as of record in Instrument No. 20020718-0086903, R.O.D.C.T. (formerly Newton S. Holiday, Jr., et al property, as of record in Book 145, Page 323, R.O.D.C.T.), N 05° 59' 35" W, 129.07' to an iron pin in the southerly margin of a 20' alleyway (No. 616);

Thence, with the southerly margin of a 20' alleyway (No. 616), N 86° 29' 08" E, 50.00' to an iron pin;

Thence, a common line with the FFH Properties, as of record in Book 10999, Page 341, R.O.D.C.T., S 05° 59' 35" E, 129.07' to the point of beginning.

Containing 6,451 square feet or 0.148 acres, more or less.

Being the same property conveyed to MARSHALL I. KARR by deed from HATTIE BURNS, AN UNMARRIED PERSON, of record in Instrument No. 20040407-0039644, re-recorded in Instrument No. 20040909-0109255, dated March 29, 2004, said Register's Office. For further reference see Final Decree of Divorce of record in Instrument No. 20110923-0073993 and in Instrument No. 20111216-0098297, said Register's Office. Said Marshall I. Karr died on September 1, 2015, and Scot E. Karr has been appointed by the Davidson County Circuit (Probate) Court, Case No. 15P-1503, as Executor of Marshall I. Karr's Estate. Scot E. Karr is also the Trustee of the Residuary Trust created by that certain Last Will and Testament of Marshall I. Karr dated April 4, 2011.