Bill Garrett Davidson County
Batch# 48907 DEEDQC
01/18/2018 01:26:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180118-0005347

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 148-00-0 Parcel: 295.00

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION but for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged by SCOT KARR, as Successor Trustee of the Antioch Shopping Center Trust ("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 Antioch Shopping Center, 931 Richards Road, Antioch, Tennessee 37013.

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 12th day of January, 2018.

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

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this the 11th day of January, 2018, but effective January 1, 2018.

GRANTOR:

SCOT KARR, Successor Trustee of the Antioch Shopping Center Trust

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 KARR, as Successor Trustee of the Antioch Shopping Center Trust, 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 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

A TRACT OF LAND BEING LOT NO. 2 ON THE PLAN OF ANTIOCH CENTER AS OF RECORD IN BOOK 5060, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (BEING A RESUBDIVISION OF LOT NO. 2, ANTIOCH CENTER WHICH WAS OF RECORD IN BOOK 4715, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY OF RICHARDS ROAD AT THE SOUTHEAST CORNER OF LOT NO. 1, ANTIOCH CENTER AS OF RECORD IN BOOK 4595, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE; WITH THE BOUNDARY OF LOT NO. 1, NORTH 18 DEGREES 00 MINUTES 24 SECONDS EAST, A DISTANCE OF 105.0 FEET TO A POINT, THENCE; NORTH 00 DEGREES 58 MINUTES EAST, A DISTANCE OF 107.16 FEET TO A POINT, THENCE; NORTH 62 DEGREES 55 MINUTES WEST, A DISTANCE OF 178.2 FEET TO A POINT, IN THE CENTERLINE OF MILL CREEK, THENCE; DEPARTING LOT NO. 1 AND PROCEEDING WITH THE CENTERLINE OF MILL CREEK, NORTH 44 DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 11.72 FEET; THENCE NORTH 41 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 60.71 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SECTION 2, CUMMINGS PARK, AS OF RECORD IN BOOK 4595, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE; DEPARTING THE CENTERLINE OF MILL CREEK AND PROCEEDING WITH THE SOUTHERLY BOUNDARY OF SECTION 2, CUMMINGS PARK, THENCE SOUTH 62 DEGREES 55 MINUTES EAST, A DISTANCE OF 278.30 FEET, TO A POINT, THENCE; SOUTH 75 DEGREES 09 MINUTES EAST, A DISTANCE OF 180.0 FEET, TO A POINT, THENCE; SOUTH 88 DEGREES 19 MINUTES EAST, A DISTANCE OF 228.89 FEET, TO A POINT, THENCE; DEPARTING THE BOUNDARY OF SECTION 2, CUMMINGS PARK AND PROCEEDING SOUTH 2 DEGREES 45 MINUTES 08 SECONDS WEST, A DISTANCE OF 198.82 FEET, TO A POINT, IN THE NORTH MARGIN OF THE RIGHT OF WAY OF RICHARDS ROAD, THENCE; PROCEEDING WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 7088.60 FEET, A DISTANCE OF 1.81 FEET, TO A POINT, THENCE WITH SAID RIGHT OF WAY, NORTH 87 DEGREES 14 MINUTES WEST, A DISTANCE OF 498.63 FEET, TO A POINT, THENCE; PROCEEDING ALONG A CURVE TO THE RIGHT ALONG SAID RIGHT OF WAY, WITH A RADIUS OF 250.0 FEET, A DISTANCE OF 66.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.995 ACRES, MORE OR LESS.

AND BEING SHOWN AS UNITS 1 THRU 16, ANTIOCH CENTER CONDOMINIUMS OF RECORD IN MASTER DEED BOOK 5746, PAGE 544 AND AMENDED IN BOOK 6101, PAGE 437, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARSHALL I. KARR, TRUSTEE BY DEED

FROM PAUL F. DURHAM AND RALPH W. STONE OF RECORD IN BOOK 7091, PAGE 193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID MARSHALL I. KARR PASSED AWAY ON SEPTEMBER 1, 2015. SAID MARSHALL I. KARR'S ESTATE IS BEING PROBATED IN THE CIRCUIT COURT (PROBATE) FOR DAVIDSON COUNTY, TENNESSEE, CASE NO. 15P-1503. SAID MARSHALL I. KARR, TRUSTEE, HAS BEEN SUCCEEDED BY SCOT E. KARR, SUCCESSOR TRUSTEE, PURSUANT TO THAT CERTAIN NOTICE OF APPOINTMENT OF SUCCESSOR TRUSTEE OF RECORD IN INSTRUMENT NO. 20160923-0100261, SAID REGISTER'S OFFICE. BEING FURTHER THE SAME PROPERTY CONVEYED TO MAURICE J. KARR, INDIVIDUALLY, AND 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, BY DEED OF RECORD IN INSTRUMENT NO. 20160923-0100262, SAID REGISTER'S OFFICE. BEING FURTHER THE SAME PROPERTY CONVEYED TO SCOT KARR, AS SUCCESSOR TRUSTEE OF THE ANTIOCH SHOPPING CENTER TRUST, BY DEED FROM MAURICE J. KARR, INDIVIDUALLY, AND 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, OF RECORD IN INSTRUMENT NO. 20160923-0100263 SAID REGISTER'S OFFICE.