THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This conveyance is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. Sec. 67-4-409(a)(4)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

AFFIANT

THOMAS J. ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF April, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-2022

ADDRESS NEW OWNER(S) AS FOLLOWS:
4319 Bedford LLC
2216 Maple Grove Lane
Nashville, TN 37211

SEND TAX BILLS TO:
4319 Bedford LLC
Attn: Richard Epperson
2216 Maple Grove Lane
Nashville, TN 37211

MAP - PARCEL NUMBERS
93-14 - 221.00, 323.00 & 321.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Richard A. Epperson and Timothy B. Causey, do hereby remise, release and quitclaim unto 4319 Bedford LLC, a Tennessee limited liability company, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

CERTAIN Tracts or Parcels of Land located in Nashville, Davidson County, Tennessee, and described according to a Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated June 13, 2005, as follows:

TRACT I
BEGINNING at a point on the northerly margin of Fogg Street and the southwesterly corner of the Borum Property as of record in Book 7438, Page 96, Registers Office for Davidson County, Tennessee; and being more particularly described as follows:

(1) Thence North 89° 53' 39" West, 134.01 feet to an iron pin;
(2) Thence North 00° 30' 58" West, 130.00 feet to an iron pin;
(3) Thence South 89° 53' 39" East, 134.010 feet to an iron pin;
(4) Thence South 00° 30' 58" East, 130.00 feet to the point of BEGINNING

Karen Johnson Davidson County
Batch# 405809 DEEDQC
05/26/2020 02:33:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200526-0054121

Containing 0.40 acres, more or less or 17,420.00 square feet, more or less.

TRACT II
BEGINNING at a point on the westerly margin of the 7th Avenue South and the northerly margin of the CSX Railroad Property, being more particularly described as follows:

(1) Thence North 48° 02' 11" West, 108.41 feet to an iron pin;

(2) Thence North 89° 29' 02" East, 79.95 feet to an iron pin;
(3) Thence South 00° 30' 58" East, 73.21 feet to the point of BEGINNING.

Containing 0.7 acres, more or less 2,926.62 square feet, more or less.

Being the same property conveyed to Richard A. Epperson and Timothy B. Causey, by Warranty Deed dated August 10, 2005 from Michael G. Borum of record as Instrument No. 20050811-0095225, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 648-652 Fogg Street & 739 Seventh Avenue South, Nashville, TN 37203.

WITNESS my hand this 10 day of April, 2020.

Richard A. Epperson

Timothy B. Causey

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Richard A. Epperson and Timothy B. Causey, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, TN, this 10 day of April, 2020.

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Notary Public

My Commission Expires: 5-23-2022

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.