Karen Johnson Davidson County
Batch# 441081 DEEDWARRSP
07/21/2020 09:16:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200721-0079793

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY/RETURN TO:
BCHH, Inc. c/o Bradley Cianni
181 Montour Run Road
Coraopolis, PA 15108
P: 412-465-3549

MAIL TAX STATEMENTS TO:
SAFARI ONE ASSET COMPANY, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

THIS INSTRUMENT PREPARED BY:
Jay A. Rosenberg, Esq., Member Tennessee Bar
Rosenberg LPA, Attorneys At Law
3805 Edwards Rd, Ste 550, Cincinnati, OH 45209
Phone: (513) 247-9605; Fax: (866) 611-0170

QUITCLAIM DEED

THIS DEED is made and entered into this 8th day of July, 2020, by and between **EPH 2 ASSETS, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **SAFARI ONE ASSET COMPANY, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for no consideration, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Schedule "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Schedule "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[Signature Page Follows]

EXECUTED by the undersigned this 8th day of July, 2020.

GRANTOR:

EPH 2 ASSETS, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**

By: _____
Alyson Cimino
Its: **Closing Supervisor**

STATE OF TEXAS }
COUNTY OF TRAVIS } **ss.**

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 8 day of July, 2020, by Alyson Cimino, as Closing Supervisor of Main Street Renewal LLC, the Authorized Signor of EPH 2 ASSETS, LLC, who ☐ is personally known to me, or ☒ has produced **TX Driver's License** as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2021
My Commission Expires

130951807
Commission No.

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

_____
Official/Notarial Seal

New Owner Name and Address to:

SAFARI ONE ASSET COMPANY, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Property Address:

1121 Burlingame Ct, Antioch, TN 37013

Tax Parcel ID:

150-08-0-148.00

I/We hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual value or consideration for this transfer, whichever is greater, is:

$0.00

AFFIANT:

SAFARI ONE ASSET COMPANY, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**

By: _____
Alyson Cimino
Its: **Closing Supervisor**

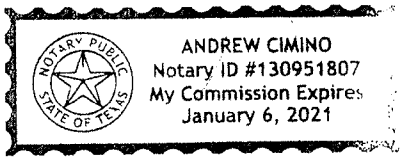
_____
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2021
My Commission Expires

130951807
Commission No.



Official/Notarial Seal

Schedule "A"
Legal Description

Lot 434 on the plan of SOMERSET, PHASE 1, of record in Plat Book 6900, Pages 690-691, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to EPH 2 ASSETS, LLC by virtue of Warranty Deed from Ben Lapp dated 08/04/2017 and recorded 08/09/2019 at Instrument No. 20170809-0081758 in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1121 Burlingame Ct, Antioch, TN 37013
PARCEL ID: 150-08-0-148.00
TITLE FILE NO: GRC1-TN-0003

Schedule "B"
Permitted Exceptions

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Pages 690-691, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7402, Page 980; Book 7619, Page 647; Book 7619, Page 679; Book 7657, Page 583; Book 7661, Page 37; Book 7675, Page 923; Book 7776, Page 826; Book 8201, Page 770; Book 8663, Page 384; Book 8708, Page 630; Book 9036, Page 326; Book 9065, Page 744; Book 9072, Page 572; Book 9509, Page 363; Book 9647, Page 472; Book 9696, Page 654; and Book 10404, Page 641; and Instrument No(s). 20060405-0039162 and 20090513-0044145, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, MICHAEL KRIVOSKI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me,*[Name of Notary], a notary public for this county and state, **[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* HEATHER L REVAY

** MICHAEL KRIVOSKI

Heather L Revay

Notary's Signature

My Commission Expires: 4-11-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166