Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 525063 DEEDQC
12/07/2020 11:18:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20201207-0141649

PREPARED BY AND RETURN TO:
M. Todd Jackson
Todd Jackson Law, PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
iGolf Properties, LLC 1108 Brick Church Pike Nashville, TN 37207	New Owner

TAX MAP - PARCEL NUMBERS: 09112017700 and 09112017600

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **F & F Real Estate Management, LLC, a Tennessee limited liability company,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto, **iGolf Properties, LLC, a Tennessee limited liability company,** its successors and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING located in the 24th Councilmanic District of Davidson County, Tennessee, being located southwesterly of the Alabama Avenue and 43rd Avenue North intersection and being all of Lots 202, 204, 206 and 208 of Block 20 of Plan No.1 West Nashville, as recorded in Plat Book 57, Pages 74 and 75 in the Register's Office of Davidson County, Tennessee and also being the F & F Real Estate Management, LLC Property as recorded in Deed Book 11159, Page 412 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument in the westerly right-of-way of 43rd Avenue North and northerly right-of-way of Public Alley #1200, said monument being the southeasterly corner of Lot 202 of Block 20 of Plan No.1 West Nashville;

Thence leaving said westerly right-of-way of 43rd Avenue North and continuing along with the northerly right-of-way of Public Alley #1200 and southerly line of Lots 202, 204, 206 and 208 of Block 20 of Plan No.1 West Nashville, S 88°00'23" W a distance of 105.50' to an existing ½" iron pin monument capped "Cherry Land Surveying", said monument being the southeasterly corner common to Lot 210 of Block 20 of Plan No.1 West Nashville;

Thence leaving said northerly right-of-way of Public Alley #1200 and continuing along with the easterly line of Lot 210 of Block 20 of Plan No.1 West Nashville, N 01°59'37" W a distance of 150.00' to a new iron pin monument, said monument being the southerly right-of-way of Alabama Avenue;

Thence continuing along with the southerly right-of-way of Alabama Avenue and the northerly line of Lots 202, 204, 206 and 208 of Block 20 of Plan No.1 West Nashville, N 88°00'23" E a distance of 105.50' to a new iron pin monument, said monument being the westerly right-of-way of 43rd Avenue North;

Thence leaving said southerly right-of-way of Alabama Avenue and continuing along with the westerly right-of-way of 43rd Avenue North, S 01°59'37" E a distance of 150.00' to a new iron pin monument in the northerly right-of-way of Public Alley #1200, which is the point of beginning, having an area of 15,825 square feet, 0.36 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated November 9, 2020.

Being the same property conveyed to F & F Real Estate Management, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Stuart Fisher and wife, Candace Fisher, and Alan Flowers and wife, Lisa Flowers, dated September 19, 1998, recorded October 16, 1998, of record in Book 11159, page 413, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Stuart Fisher and wife, Candace Fisher, as to a Fifty (50%) percent undivided interest, as tenants by the entirety, and Alan Flowers and wife, Lisa Flowers, as to a Fifty (50%) percent undivided interest, as tenants by the entirety, dated March 20, 1998, recorded March 23, 1998, of record in Book 10849, page 767, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to F & F Real Estate Management, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Stuart Fisher and wife, Candace Fisher, and Alan Flowers and wife, Lisa Flowers, dated September 19, 1998, recorded October 16, 1998, of record in Book 11159, page 411, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Stuart Fisher and wife, Candace Fisher, as to a Fifty (50%) percent undivided interest, as tenants by the entirety, and Alan Flowers and wife, Lisa Flowers, as to a Fifty (50%) percent undivided interest, as tenants by the entirety, dated March 20, 1998, recorded March 23, 1998, of record in Book 10849, page 764, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND on this the 4 day of December, 2020.

F & F Real Estate Management, LLC

By: _____
Alan Flowers, Member

By: _____
Stuart Fisher, Member

STATE OF TN COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of the County and State aforementioned, personal appeared Alan Flowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon acknowledged himself to be the, a Member of F & F Real Estate Management, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS MY HAND AND OFFICIAL SEAL, this 4 day of December, 2020.

My commission expires:

_____
Notary Public (Seal)

TODD JACKSON NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 06-10-2023

TODD JACKSON NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 06-10-2023

STATE OF TN COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of the County and State aforementioned, personal appeared Stuart Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon acknowledged himself to be the, a Member of F & F Real Estate Management, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS MY HAND AND OFFICIAL SEAL, this 4 day of Decemb, 2020.

My commission expires:



Notary Public (Seal)

STATE OF TN COUNTY OF Williamson

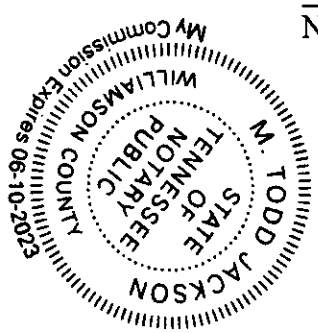
I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 4 day of Decemb, 2020.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 4 day of December, 2020.

My commission expires:



Notary Public (Seal)