Karen Johnson Davidson County
Batch# 603326 DEEDQC
03/31/2021 10:31:29 AM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20210331-0042171

THIS INSTRUMENT PREPARED BY:

Laurence M. Papel
Nelson Mullins Riley & Scarborough LLP
4th Avenue North, Ste. 1100
Nashville, TN 37219

| **ADDRESS NEW OWNERS:** | **SEND TAX BILLS TO:** | **MAP & PARCEL:** |
|---|---|---|
| Caspian Court, LLC<br>Attn: Robert F. McRae, III<br>1102 18th Avenue South<br>Nashville, TN 37212 | SAME | 142 00 0 370.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me this the 26th day of March 2021.

Notary Public

ANNA J. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JAN. 3, 2023

My Commission Expires: January 3, 2023

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Caspian RGGA, LLC**, a Florida limited liability company ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **Caspian Court, LLC**, a Florida limited liability company ("***Grantee***"), its successors and assigns, an undivided Twenty-Six and Three One Hundredths Percent (26.3%) tenant-in-common interest in that certain improved real property (the "***Property***"), known as 7033 Highway 70 South, Nashville, Davidson County, Tennessee, more particularly described in **EXHIBIT A** attached hereto and made a part hereof.

Said Property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*Remainder of Page Intentionally Left Blank; Signature Page Follows.*]

WITNESS its hand this the 26th day of March 2021.

**GRANTOR:**

**CASPIAN RGGA, LLC,**
a Florida limited liability company

By: _____
Name: Robert F. McRae, III
Title: Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Robert F. McRae, III, the manager of Caspian RGGA, LLC, a Florida limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, as such manager, he executed this instrument for the purposes therein contained by signing his name as such manager.

WITNESS my hand, at office, this 26th day of March 2021.

[NOTARY SEAL]

ANNA J. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 3, 2023

_____
Notary Public
My commission expires: January 3, 2023

# EXHIBIT A

## DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot 3, as shown on the map entitled William W. Hicks, of record as Instrument No. 20050517-0055778, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with Lot 1 of the William Hicks Subdivision LESS AND EXCEPT the rear portion of said Lot 1 which was conveyed by Grantor to H. Craig Allen by deed of record as Instrument No: 20190607-0054530, Register's Office for Davidson County, Tennessee..

Being the same property conveyed to Caspian RGGA, LLC, a Florida limited liability company, as to an undivided 26.3% tenant-in-common interest, and Caspian Court, LLC, a Florida limited liability company, as to an undivided 73.7% tenant-in-common interest, by deed of record in Instrument No. 20201109-0131837, in the Register's Office for Davidson County, Tennessee.