THIS INSTRUMENT PREPARED BY:
Jonathan M. Perry, Esq.
Greenberg Traurig, P.A.
450 S. Orange Avenue, Suite 650
Orlando, FL 32801

Karen Johnson Davidson County
Batch# 654370 DEEDWARRSP
06/10/2021 01:54:30 PM 5 pgs
Fees: $28.00 Taxes: $2,849.00
20210610-0078442

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
c/o American Finance Trust, Inc. 38 Washington Square Newport, RI 02840 Attn: Legal	c/o American Finance Trust, Inc. 38 Washington Square Newport, RI 02840 Attn: Legal	Tax Map Parcel 034-00-0-024.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RAC LAND, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **AFN ABSPROP002, LLC**, a Delaware limited liability company, and its successors and assigns (the "Grantee") certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate and has good right and lawful authority to convey the same; and that it binds ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, their heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or otherwise. 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.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 3rd day of June, 2021.

RAC LAND, LLC,
a Delaware limited liability company

By: _____
Name: Michael Anderson
Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael Anderson, with whom I am personally acquainted, who, upon oath, acknowledged himself to be the Authorized Signatory of **RAC LAND, LLC**, a Delaware limited liability company, the within-named bargainor, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the within named bargainor, and on its behalf, by himself as Authorized Signatory.

WITNESS my hand and seal, at office, this 14 day of May, 2021.

_____
Notary Public

My commission expires: 1/17/2025

JULIA GRACE
Notary Public - State of New York
No. 01GR6353114
Qualified in Kings County
My Commission Expires 01/17/2025

STATE OF NEW YORK

COUNTY OF NEW YORK

The actual consideration of this transfer or value of the property conveyed (whichever is greater) is $770,000.

Affiant

Subscribed and sworn to before me this 14 day of May, 2021.

Notary
My Commission expires: 1/17/2025

JULIA GRACE
Notary Public - State of New York
No. 01GR6353114
Qualified in Kings County
My Commission Expires 01/17/2025

Exhibit A

Legal Description

Property Address:	1425 Gallatin Pike North
City, State:	Madison, TN
County:	Davidson

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, on the PARTITION PLAT, RAC LAND, LLC PROPERTY, of record in Instrument No. 20210204-0016379, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to RAC Land, LLC, a Delaware limited liability company by Warranty Deed filed 11/19/2018 from Hippodrome Realty, Inc., a Tennessee corporation of record in Instrument 201811190113870, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Tiffany Tumidajski, 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.

Tiffany Tumidajski

Signature

State of Connecticut

County of Fairfield

Personally appeared before me, DIANA S. Kapitan, a notary public for this county and state, Tiffany Tumidajski who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diana S. Kapitan

DIANA S. Kapitan

Notary's Signature

My Commission Expires: 8/31/2023.

Notary's Seal (If on paper)