Karen Johnson Davidson County
Batch# 656736 DEEDQC
06/15/2021 09:41:40 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210615-0080271

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
FFN2T, LLC PO Box 150204 Nashville, TN 37215	FFN2T, LLC PO Box 150204 Nashville, TN 37215	08209013400

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **PRISCILLA CURNUTTE** (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **FFN2T, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of June, 2021.

GRANTOR:

Priscilla B Curnutte

PRISCILLA CURNUTTE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

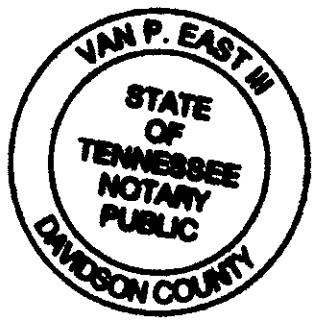
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Priscilla Curnutte, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she has executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 11th day of June, 2021

Van P. East III
Notary Public

My Commission Expires:

May 7, 2024



AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson

I, Michael Shoptaw, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 11th day of June, 2021

Affiant

Notary Public

My Commission Expires: 5/7/24



EXHIBIT "A"

Legal Description of the Property

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 78 and all of Lot 77 on the plan of McGavock City Park Lots of record in Book 57, Page 101 in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

Commencing at the intersection of the northerly right-of-way line of Taylor Street, 50 feet in width, and 2nd Avenue North, 50 feet in width;

Thence with the westerly right-of-way line of 2nd Avenue North, North 27 deg 08 min 00 sec West, 55.00 feet to a corner common with the property conveyed to G2T, LLC of record in Instrument Number 20161222-0134855, said corner being the true point of beginning for this tract;

Thence leaving the right-of-way line of 2nd Avenue North with the northerly line of the property conveyed to G2T, South 63 deg 02 min 47 sec West, 137.42 feet to the easterly right-of-way line of Alley Number 505, 10 feet in width;

Thence with the easterly right-of-way line of Alley Number 505, North 27 deg 03 min 09 sec West, 95.00 feet to a corner common with the property conveyed to Jean Medley Wallace of record in Instrument Number 20100309-0017967;

Thence leaving the easterly right-of-way line of Alley Number 505 with the southerly line of Jean Medley Wallace, North 63 deg 02 min 51 sec East, 137.28 feet to a nail set on the westerly right-of-way line of 2nd Avenue North;

Thence with the westerly right-of-way line of 2nd Avenue North, South 27 deg 08 min 00 sec East, 95.00 feet to the point of beginning; containing 13,048 square feet or 0.300 acres more or less.

Being the same property conveyed to Priscilla Curnutte of record in Instrument Number 20071012-0121486 in the Register's Office for Davidson County, Tennessee, according to an ALTA/NSPS Land Title Survey by Clint Elliott Survey, Tenn. RLS No. 2347, 1711 Hayes Street, Nashville, TN 37203, dated November 24, 2020, last revised December 9, 2020 and designated as Project ID 1403 2nd Ave. North.