Karen Johnson Davidson County
Batch# 683775 DEEDQC
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Fees: $22.00 Taxes: $0.00
20210726-0100229

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Exit Properties General Partnership P.O. Box 1955 Mt. Juliet, TN 37121
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS. Map & Parcel No. 120-13-0-049.00 Map & Parcel No. 120-13-0-050.00 Map & Parcel No. 120-13-0-051.00	
Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229

QUITCLAIM DEED OF CORRECTION

This Quitclaim Deed of Correction made and entered into on this the 21st day of July 2021, by and between **Steve Griffith**, herein "Grantor," and **Exit Properties General Partnership, a Tennessee general partnership**, herein "Grantee":

WHEREAS, by Quitclaim Deed recorded in **Instrument No. 20190319-0025114**, Register's Office for Davidson County, Tennessee (herein "Quitclaim Deed"), Grantor conveyed certain property in Davidson County, Tennessee, to **Exit Properties General Partnership, a Tennessee general partnership**; and

WHEREAS, said Quitclaim Deed is irregular because the legal description was incomplete; and

WHEREAS, this Quitclaim Deed of Correction is for the purpose of correcting the legal description of the subject property and for the purpose of having the Grantor convey all right, title, and interest in said certain property to the Grantee, **Exit Properties General Partnership, a Tennessee general partnership.**

NOW, THEREFORE, for and in consideration of good and valuable consideration with a value greater than the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties hereto, I, **Steve Griffith** (Grantor), by these presents do hereby quitclaim and convey unto **Exit Properties General Partnership, a Tennessee general partnership** (Grantee), all of my interest in the following described tract or parcels of land in Davidson County, Tennessee.

Land in Davidson County, Tennessee, described as follows, to wit:

TRACT 1 (940 Currey Road, Nashville, TN 37217) (Map & Parcel No. 120-13-0-049.00):
Being Lot No.1 on the Plan of Ben F. Turbeville Estates, Section 1 as of record in Book 3500, Page 75, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Currey Road at the corner of Lots Nos. 1 and a Tract marked "Reserved"; thence with the line between said two lots easterly 785 feet, more or less, to the southeast corner of said Reserved Tract and the northeast corner of Lot No. 1; thence south 3 degrees 40 minutes East 219 feet; thence south 89 degrees 50 minutes West 275 feet; thence north 0 degrees 10 minutes West 93 feet; thence South 88 degrees 35 minutes west 471 feet to the easterly margin of Currey Road; thence with same northwesterly 102.8 feet to the beginning.

The Reserved tract referenced above is now known as Lot 2, of Ben F. Turbeville Estates, Section One, appearing on the plat of record in Book 8540, Page 204, Register's Office for Davidson County, Tennessee.

TRACT 2 (944 Currey Road, Nashville, TN 37217) (Map & Parcel No. 120-13-0-050.00):

Being a portion of Lot No. 6 of the Subdivision of the Benjamin Turbeville Farm, a plan of which is recorded in Register's Office for Davidson County, Tennessee.

Said portion of Lot 6 is described as follows: Beginning at a point at the center of the Currey Road 417 feet north of the line bounding the lands of Mrs. Mary E. Currey and Benjamin Turbeville; thence east 433.0 feet to a point in the line between Lots No. 6 and No. 7; thence north 93 feet to a point; thence west parallel with line between Lots #6 and #7 497.7 feet more or less to the center of Currey Road; thence along center of said road 105 feet more or less to the point of beginning containing 1.09 acres more or less.

TRACT 3 (0 Currey Road, Nashville, TN 37217) (Map & Parcel No. 120-13-0-051.00):
Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 7 on the Map of the Ben F. Turbeville's Tract, as of record in Book 547, Page 143, said Register's Office as described as follows:

Beginning at a point in the center of Old Currey Road at the northwest corner of a part of Lots Nos. 7 and 8 of said Turbeville Tract conveyed to William Marving Green by deed from Claude Edward Harman and wife of record in Book 2549, Page 412, Register's Office; thence with the northern boundary line of said Green property north 86 deg. 15 feet East 263 feet and south 87 degrees 15 feet east 352 feet to the westerly line of Lot 13 on said plan; thence with same and a fence north 2 degrees west 99 feet to the south east corner of Lot No. 6 on said plan; thence with the southerly line of said Lot No. 6 westwardly 708 feet more or less to the center of Old Currey Road; thence with same southeasterly 144 feet more or less to the beginning.

Being the same property conveyed to Steve Griffith from William M. Green, Jr., and wife, Nancy Marie Green; Beverly Ann Hartman-Woodward; Steven Currey Hartman; Virginia Elaine Hartman-Epps; Susan Claudette Hartman-Bell; and Laurie Kathleen Hartman, by Warranty Deed recorded on January 10, 2017, in Instrument Number 20170110-0002697, Register's Office for Davidson County, Tennessee. Reference to such Warranty Deed is hereby made for a more complete reference.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 30th day of December 2013.

Steve Griffith (Grantor)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Steve Griffith**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of July 2021.

Notary Public
My Commission Expires:_____

MARY KATHRYN CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

Exit Properties General Partnership, a Tennessee general partnership (Grantee)

By: The SRGTN Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of The SRGTN Trust dated December 9, 2016

By: The Exit Properties Trust dated August 22, 2019, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of The Exit Properties Trust dated August 22, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The SRGTN Trust dated December 9, 2016, as General Partner of Exit Properties General Partnership, a Tennessee general partnership, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20190805-0077455, in the Davidson's County Register's Office, as such authorized general partner or authorized signer for Exit Properties General Partnership.

Witness my hand and official seal at office, this 21st day of July 2021.

Notary Public
My Commission Expires: _____

MARY KATHRYN CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The Exit Properties Trust dated August 22, 2019, as General Partner of Exit Properties General Partnership, a Tennessee general partnership, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20200124-0009050, in the Davidson's County Register's Office, as such authorized general partner or authorized signer for Exit Properties General Partnership.

Witness my hand and official seal at office, this 21st day of July 2021.

Notary Public
My Commission Expires: _____

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 21st day of July 2021.

Notary Public
My Commission Expires _____

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

2107-154

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 21, 2021 (date of document).

Cindy S. Smith, Affiant

July 21, 2021

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of July, 2021.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022