This Instrument was prepared by:

WOOLF, McCLANE, BRIGHT,
ALLEN & CARPENTER, PLLC
900 Riverview Tower,
900 S. Gay Street
Knoxville, Tennessee 37902-1810
(865) 215-1000

Karen Johnson Davidson County
Batch# 896937 DEEDQC
08/01/2022 12:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220801-0087244

| Parcel Identification Number: | Owner and Responsible Taxpayer: |
|---|---|
| 16010000600 | 5425 Franklin Pike, LLC<br>409 Collier Drive<br>Sevierville, TN 37862-6932 |

## QUITCLAIM DEED

This INDENTURE is made on this 29 day of July, 2022, by and between DOUGLAS FRANKLIN ROAD, LLC, a Tennessee limited liability company ("**Grantor**"), and 5425 FRANKLIN PIKE, LLC, a Tennessee limited liability company ("**Grantee**").

**WITNESSETH:**

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor has released and quitclaimed, and does hereby release and quitclaim, unto Grantee all of the estate, right, title, and interest of Grantor in and to that certain real property and premises described in **Exhibit A** attached hereto and incorporated herein by reference, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month, and year first above written.

DOUGLAS FRANKLIN ROAD, LLC

By: _____
James D. Douglas, President

5096839.1

STATE OF TENNESSEE )
COUNTY OF Knox )

Before me, a Notary Public in and for the state and county aforesaid, personally appeared James D. Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Douglas Franklin Road, LLC, the within named bargainor , a limited liability company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, this 29 day of July, 2022.

Heather Chastain
Notary Public

My Commission Expires:
8/3/24

HEATHER LYNN CHASTAIN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

I hereby swear or affirm that the actual consideration of this quitclaim deed is $0.00.

Affiant

Subscribed and sworn to before me this this 29 day of July, 2022.

Heather Chastain
Notary Public

My Commission Expires:
8/3/24

HEATHER LYNN CHASTAIN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON **EXHIBIT A** ATTACHED HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

**EXHIBIT A**

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of First Revision, on the Plan of Deer Run Subdivision of record in Plat Book 9700, page 825, a Revision of Plat Book 9700, page 778, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Being a part of the same property conveyed to Douglas Franklin Road, LLC, a Tennessee limited liability company, by Warranty Deed dated March 10, 2022 from KF Legacy, LLC, a Tennessee limited liability company, recorded as Instrument No. 20220311-0028892 in the Register's Office for Davidson County, Tennessee.

Same description as prior deed of record, no survey having been prepared at the time of this Deed.

This is unimproved property known as 5425 Franklin Pike, Nashville, TN 37220.

Certificate of Authenticity

I, Lucretia Albert, 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 29, 2022.

Date

Lucretia Albert

Affiant Signature

08/01/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of August, 2022.

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

AUBREY D. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

202208010087244