This instrument prepared by and after recording return to:

Byron B. Howell, Esq.
10332 Green Links Dr.
Tampa, FL 33626

Karen Johnson Davidson County
Batch# 904555 DEEDQC
08/17/2022 03:16:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220817-0093404

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Amplify Equities LLC, et al. 14 Steuben Lane Jackson, NJ 08527	Amplify Equities LLC, et al. 14 Steuben Lane Jackson, NJ 08527	082-12-0C-007.00 CO; 082-12-0C-008.00 CO; 082-12-0C-009.00 CO; 082-12-0C-010.00 CO; 082-12-0C-011.00 CO; 082-12-0C-001.-CO; 082-12-0C-002.00 CO; 082-12-0C-003.00 CO; 082-12-0C-004.00 CO; 082-12-0C-005.00 CO; 082-12-0C-006.00 CO; 082-12-0C-012.00 CO; 082-12-0C-013.00 CO; 082-12-0C-014.00 CO; 082-12-0C-015.00 CO; 082-12-0C-016.00 CO; 082-12-0C-017.00 CO; 082-12-0C-018.00 CO; 082-12-0C-019.00 CO; 082-12-0C-020.00 CO; 082-12-0C-021.00 CO; 082-12-0C-022.00 CO; 082-12-0C-023.00 CO; 082-12-0-396.00

KNOW ALL MEN BY THESE PRESENTS that **AMPLIFY SCHORR LLC**, a Tennessee limited liability company, (hereinafter referred to as "Grantor"), in consideration of Ten and no/100 Dollars ($10.00) lawful money of the United States, does hereby bargain, sell, remise, release and quitclaim unto **AMPLIFY EQUITIES LLC,** a Tennessee limited liability company, **AMPLIFY GEFEN LLC**, a Tennessee limited liability company, and **AMPLIFY DLG LLC**, a Tennessee limited liability company, as tenants in common (hereinafter collectively 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 of its interest in the following described real property (together with all of its interest in any associated leases, items of personal property, rights, or other associated interests of any kind, including without limitation all of Grantor's rights and interest as "Declarant" under that certain Declaration Establishing Amplify on Main Townhomes, of record as Instrument Number 20131004-0104503 in the Register's Office for Davidson County, Tennessee), to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of

Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TOGETHER WITH, any and all other rights, privileges, entitlements, credits or other forms of property associated with the real estate and owned by party of the first part, if any.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of July, 2022, which date it is to be effective.

GRANTOR:

AMPLIFY SCHORR LLC,
a Tennessee limited liability company

By: _____
Name: Shraga F. Schorr
Its: Manager

STATE OF NEW JERSEY

COUNTY OF OCEAN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shraga F. Schorr, the Manager of Amplify Schorr LL, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name his or her name, as such Authorized Representative.

Witness my hand and official seal this 20th day of July, 2022.

My Commission Expires:
07/19/26

_____
Notary Public

Gabriela J. Wilson
Notary Public
State of New Jersey
My Commission Expires 7/19/2026

Exhibit "A"

Legal Description of Property

Tract I

Land in Davidson County, Tennessee, being Unit Nos. B1, B2, B3, B4 and B5 of Building B; C1, C2, C3, C4, C5 and C6 of Building C; D1, D2, D3, D4 and D5 of Building D; and E1, E2, E3, E4, E5, E6 and E7 of Building E, together with appurtenant interest in the common elements of the Amplify on Main Townhomes, as established by the Declaration, of record as Instrument No. 20131004-0104503, as amended by First Amendment to Declaration establishing Amplify on Main Townhomes of record as Instrument No. 20150706-0065291, Register's Office for Davidson County, Tennessee, said Units being depicted on the plat attached as Exhibit "B" to the aforementioned Declaration.

Tract II

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Final Plat for East Side Apartments, of record in Instrument No. 20131030-0112473, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Amplify Equities LLC, Amplify Schorr LLC, Amplify Gefen LLC, Amplify DLG LLC, by Champion Amplify, LLC, a Tennessee limited liability company, of record as Instrument No. 20211222-0169222, dated December 21, 2021, said Register's Office.

Tennessee Certification of Electronic Document

I, Shifra Gelb, 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 25, 2022** (date of document).

Shifra Gelb
Affiant Signature

11/2/21
Date

State of New Jersey

County of Ocean

Sworn to and subscribed before me this 2 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/24

NOTARY'S SEAL

Yehudis Braun
Notary Public
State of New Jersey
My Commission Expires 12/12/2024

Exhibit "B"

Permitted Exceptions

1. All future liens of real estate taxes or assessments and water rates, water meter charges and sewer taxes, rents and charges, if any.

2. Rights and claims of residential tenants in possession, as tenants only, pursuant to the terms of unrecorded leases, which contain no options to purchase or rights of first refusal.

3. General and special taxes and assessments required to be paid for the year 2022 and subsequent years, a lien not yet due and payable.

4. Declaration of Restrictions and Covenants for Stormwater facilities and systems of record as Instrument No. 20130918-0098312, said Register's Office.

5. Memorandum of Development Agreement of record as Instrument No. 20130927-0102012, as amended by Modification of Development Agreement and Development and Financing Agreement of record as Instrument No. 20150716-006976, said Register's Office.

6. The Plan of record as Instrument No. 20131030-0112473, said Register's Office, shows the following matters:

   Tract I:

   a) Overhead electric line crossing the southern portion of the Property

   b) 10' sewer easement generally running East to West along the south portion of the Property

   c) 20' public utility drainage easement along the south property line

   Tract II:

   a) 10' sewer easement generally running East to West along the north portion of the Property

   b) 10' and 20' public utility drainage easement along the north property line

   c) 10' right of way generally running East to West along the south property line.

7. Declaration establishing Amplify on Main Townhomes of record as Instrument No. 20131004-0104503, as amended by First Amendment to Declaration establishing Amplify on Main Townhomes of record as Instrument No. 20150706-0065291, Register's Office for Davidson County, Tennessee, said Units being depicted on the plat attached as Exhibit "B" to the aforementioned Declaration. As affected by Assignment of Declarant's Rights dated July 15, 2015, of record as Instrument NO. 20150716-0069772, said Register's Office.

8. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record as Instrument Nos. 20140228-0017326 and 20140228-0017327, said Register's Office.

9. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20140902-0079902, said Register's Office.

10. All matters shown on that certain ALTA/ACSM Land Title Survey prepared by Steven D. Delle dated August 12, 2013, last revised June 6, 2015, and designated as Job No. 12658, including:

    Tract I:

    a) 18'' RCP (drainage pipe) crossing the northeastern corner of the Property

    Tract II:

    a) Utility line easement in the northern portion of the Property

11. Certificate of Completion and MDHA Consent and Estoppel Certificate dated April 17, 2015 of record as Instrument No. 20150716-0069770, said Register's Office.