Karen Johnson Davidson County
Batch# 957030 DEEDQC
01/03/2023 09:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230103-0000128

This instrument was prepared by:
Fidelity National Title
2400 Maitland Center Parkway, Suite 200
Maitland, FL 32751

After recording return to:
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Dr.
Orlando, FL 32801
Attn: Joaquin E. Martinez, Esq.

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	Tax Parcel Information
EPRT TENNESSEE PROPERTIES LLC 902 Carnegie Center Blvd. Suite 520 Princeton. New Jersey 08540	EPRT TENNESSEE PROPERTIES LLC C/O KE ANDREWS 2424 Ridge Road Rockwall, TX 75087	043-090-015.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SCF RC FUNDING I LLC, a Delaware limited liability company, (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to EPRT TENNESSEE PROPERTIES LLC, a Delaware limited liability company, whose mailing address is 902 Carnegie Center Blvd, Suite 520, Princeton, New Jersey 08540 (the "Grantee"), all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is property known as 407 N. Gallatin Road, Madison, TN 37115-3705.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This document was prepared without the benefit of a title search.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 27th day of December, 2022.

GRANTOR:

SCF RC FUNDING I LLC, a Delaware limited liability company

By: Essential Properties, L.P., a Delaware limited partnership, its manager

By: Essential Properties OP G.P., LLC, a Delaware limited liability company, its general partner

By: _____

Name: Mark E. Patten

Title: CFO & EVP

STATE OF NEW JERSEY
COUNTY OF Mercer

On this 21 day of Dec., 2022, before me, the undersigned, personally appeared Mark E. Patten, EVP & CFO of ESSENTIAL PROPERTIES OP G.P., LLC, a Delaware limited liability company, general partner of ESSENTIAL PROPERTIES, L.P., a Delaware limited partnership, sole member of **SCF RC FUNDING I LLC**, a Delaware limited liability company, who, I am satisfied, is the person who signed the foregoing instrument, and he/she did acknowledge under oath that he/she signed and delivered the same in such capacity on behalf of the limited liability company, that he/she was authorized to execute the same on behalf of the limited liability company, and that the foregoing instrument is the voluntary act and deed of the limited liability company, made by virtue of proper authority.

(NOTARY SEAL)

VANESSA N. RISCICA NOTARY PUBLIC ID # 50045402 COMMISSION EXPIRES 9/9/2026 STATE OF NEW JERSEY

Vanessa N. Riscica
Notary Public, State of New Jersey

Printed Name: Vanessa N. Riscica
Notary Commission No. _____
My Commission Expires: 9.9.26

STATE OF NEW JERSEY)

COUNTY OF Mercer)

I hereby swear and affirm that the actual consideration for this transfer is $0.00.

AFFIANT-GRANTEE:

By: _____

Sworn and subscribed to before me this
21 day of Dec., 2022.

Vanessa N. Riscica
Notary Public

VANESSA N. RISCICA
NOTARY PUBLIC
ID # 50045402
COMMISSION EXPIRES 9/9/2026
STATE OF NEW JERSEY

My Commission Expires: 9.9.24

Exhibit A

Description of Property

Davidson County, Tennessee, being more particularly described as follows:

TRACT I

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee (formerly the 11th Civil District of Davidson County, Tennessee), and being more particularly described as follows:

Beginning at a PK nail driven in concrete on the westerly margin of Gallatin Pike, U.S. 31-E, said PK nail being South 01° 22' 04" West, 209.45 feet south of the southerly end of the return curve of Williams Avenue as measured along the westerly margin of Gallatin Pike; thence,

1. With the westerly margin of Gallatin Pike South 01° 22' 04" West, 50.0 feet to a PK nail at the northeast corner of the Bonnie Strickland and Evelyn G. Wood property, as evidenced in Deed Book 5650, Page 389, Register's Office of Davidson County, Tennessee (being Parcel 16); thence,

2. With the north line of Strickland and Wood property, (Parcel 16), North 88° 38' 25" West, 175.06 feet to an iron pin on the easterly margin of a 25-foot alley, thence,

3. With the southerly line of Schmidt, South 88° 38' 25" East, 175.00 feet to the point of beginning an containing 8,751 square feet or 0.201 of an acre.

TRACT II

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee (formerly the 11th Civil District of Davidson County, Tennessee), being part of Lot No. 1 on the map of the Division of the Gee Lands, as of record in Book 332, page 74, Register's Office of Davidson County, Tennessee, and also being Lots 8 and 9 on the unrecorded map of the subdivision of the east part of Lot No. 1 of the Gee Lands.

Beginning at a PK nail on the westerly margin of Gallatin Road (U.S. 31-E) at the southeasterly corner of Parcel 15; said point being South 01° 22' 04" West, 259.45 feet from the southerly end of the return curve of Gallatin Road and Williams Avenue as measured along the westerly margin of Gallatin Road;

1. With the westerly margin of Gallatin Road, South 01° 22' 04" West, 9.5 feet to a PK nail set at the beginning of a curve; thence,

2. With said curve to the right (radius 2835.00 feet), southerly a distance of 94.77 feet to an existing iron pin at the northeasterly corner of the Pebble Hill Associates property, as evidenced in Deed Book 7270, Page 172, Register's Office of Davidson County, Tennessee, thence,

3. With the northerly line of the Pebble Hills Associates property, North 80° 33' 00" West, 181.23 feet to a PK nail set on the easterly margin of a 25-foot; thence,

4. With the easterly margin of said 25-foot alley, North 06° 23' 20" East, 68.00 feet to a PK nail set; thence,

5. North 01° 26' 00" East, 11.0 feet to an iron pin at the southwesterly corner of Parcel 15; thence,

6. With the southerly line of Parcel 15, South 88° 38' 25" East, 175.06 feet to the point of beginning and containing 16,264 square feet or 0.373 of an acre.

BEING THE SAME PROPERTY CONVEYED TO SCF RC FUNDING I LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM SCF RC MASTER FUNDING I LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NO. 20161215-0131686 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, Joaquin E. Martinez, 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 December 27, 2022.

Affiant Signature

12/27/2022
Date

State of Florida

County of Orange

Sworn to and subscribed before me this 27th day of December, 2022.

Notary's Signature

My Commission Expires: 5/11/2026
Date

Notary's Seal (if on paper)

Ashley McConaughy
Notary Public
State of Florida
Comm# HH264018
Expires 5/11/2026

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