Karen Johnson Davidson County
Batch# 957078 DEEDQC
01/03/2023 11:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230103-0000204

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 902 Carnegie Center Blvd, Suite 520 Princeton, NJ 08540	149-08-0-059.00

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, SCFRC-HW-G 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 2562 Murfreesboro Pike Road, Nashville, TN 37217.

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 21st day of December, 2022.

GRANTOR:

SCFRC-HW-G 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 December, 2022, before me, the undersigned, personally appeared Mark E. Patten, CFO & EVP 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 **SCFRC-HW-G 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 December, 2022.

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

Vanessa N. Riscica
Notary Public

My Commission Expires: 9.9.26

Exhibit A

Description of Property

LAND in Davidson County, Tennessee, being Lot No. 1, on the plan of Re-subdivision of Eze-San Commercial P. U. D., as shown on plat of record in Plat Book 8250, page 120, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED TO SCFRC-HW-G LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM CNL INCOME FUND XIV, LTD. A FLORIDA LIMITED PARTNERSHIP, OF RECORD AS INSTRUMENT NO. 20160628-0065853 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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