Karen Johnson Davidson County
Batch# 957114 DEEDQC
01/03/2023 12:28:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230103-0000256

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	156-00-0-122.00

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 IV 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 7676 Old Harding Pike, Nashville, TN 37221.

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 IV 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, 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 **SCF RC FUNDING IV 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)

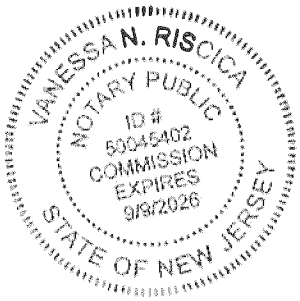
COUNTY OF Mercer)

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

My Commission Expires: 9.9.26

Exhibit A

Description of Property

TRACT 1:
BEING LOT ONE (1) ON THE PLAN OF SATURN SUBDIVISION AS OF RECORD IN BOOK 6900, PAGE 852, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE WESTERN RIGHT OF WAY (60 FEET) OF OLD HARDING PIKE SAID PIN BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED LOT ONE (1) AND THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO FATIMA TELWAR AS OF RECORD IN DEED BOOK 6939, PAGE 201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, FOLLOWING SAID WESTERN RIGHT OF WAY WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08 DEGREES 19 MINUTES 31 SECONDS, A RADIUS OF 1178.49 FEET, AN ARC LENGTH OF 171.24 FEET, A TANGENT OF 85.77 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 37 DEGREES 04 MINUTES 27 SECONDS WEST 171.09 FEET TO AN IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT TWO (2) SATURN SUBDIVISION; THENCE, LEAVING SAID WESTERN RIGHT OF WAY AND FOLLOWING THE NORTH LINE OF LOT TWO (2) NORTH 73 DEGREES 40 MINUTES 09 SECONDS WEST 375.86 FEET TO AN IRON PIN; THENCE NORTH 16 DEGREES 19 MINUTES 51 SECONDS EAST 160.00 FEET TO AN IRON PIN, SAID PIN BEING THE MOST NORTHEAST CORNER OF SAID LOT TWO (2), SAID PIN ALSO BEING ON THE SOUTH LINE OF AFOREMENTIONED TELWAR PROPERTY; THENCE, FOLLOWING SAID SOUTH LINE SOUTH 73 DEGREES 40 MINUTES 09 SECONDS EAST 436.46 FEET TO THE POINT OF BEGINNING, CONTAINING 65,340 SQUARE FEET OR 1.50 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF JAMES D. WAMBLE, TENNESSEE REGISTERED LAND SURVEYOR, NUMBER 1136, DATED MARCH 1988.

TRACT 2:
BEING TRACT 14 IN A DIVISION OF DEMOSS PROPERTY IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY BARRY GREER AND ASSOCIATES, DATED SEPTEMBER 5, 1978, AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY MARGIN OF OLD HARDING PIKE 327.09 FEET NORTHWESTERLY FROM THE NORTHWEST INTERSECTION OF OLD HARDING PIKE AND POPLAR CREEK ROAD AS MEASURED ALONG THE MARGIN OF OLD HARDING PIKE, BEING THE COMMON CORNER OF TRACTS 13 AND 14; THENCE WITH THE LINE BETWEEN SAID TRACTS NORTH 73 DEG. 44' 44" WEST 712 FEET TO THE COMMON REAR CORNER OF TRACTS 12, 13, AND 14; THENCE WITH THE LINE BETWEEN SAID TRACTS 12 AND 14, NORTH 18 DEG. 12' 36" EAST 295.14 FEET TO THE COMMON REAR CORNER OF TRACTS 14 AND 15; THENCE WITH THE LINE BETWEEN SAID TRACTS SOUTH 73 DEG, 44' 44" EAST 753.01 FEET TO A POINT IN THE WESTERLY MARGIN OF OLD HARDING PIKE; THENCE WITH THE SAME SOUTHERLY 300 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SCF RC FUNDING IV LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM ALC, INC., OF RECORD AS INSTRUMENT NO. 20190709-0066552 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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