Karen Johnson Davidson County
Batch# 957242 DEEDQC
01/04/2023 08:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230104-0000431

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	EQUIPMENTSHARE.COM INC 5710 Bull Run Drive Columbia, MO 65201 Attn: John Griffin	175-00-0-191.00 (Property is assessed in Davidson County only)

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 Rutherford County and 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 4235 Murfreesboro Pike, LaVergne, TN 37086.

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 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 **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 Dec, 2022.



Vanessa N. Riscica
Notary Public

My Commission Expires: 9.9.26

Exhibit A

Description of Property

LAND located partially in the 2nd Civil District of Davidson County, Tennessee and partially in the 3rd Civil District of Rutherford County, Tennessee (the Davidson County/Rutherford County line follow the centerline of Hurricane Creek which meanders through this tract), bound on the North by Tract No. 4 of this survey; on the East by U.S. Hwy 41 & 70 So. (St. Route No. 1), and by CSX Railroad; and on the West by Jerry Matthews, Deed Book 8863, Page 744, Register's Office for Davidson County, Tennessee, as described with greater particularity as follows:

BEGINNING at an iron pin set in the west right of way of U.S. Hwy 41 & 70 So. (St. Route 1), 75 feet off centerline, being the southeast corner of Tract 4 of this survey and the NE corner of this tract; thence with said right of way S 470 02' 50" E, 261.60 feet to an iron pm set; thence S 47° 02' 50" E, 255.66 feet to a point in the centerline of Hurricane Creek; thence with the centerline of Hurricane Creek, being against the flow, S 49° 52' 10" W, 404.70 feet to a point in the centerline of Hurricane Creek; thence S 45° 51' 40" E, 50.00 feet to an iron pm found in the South margin of Hurricane Creek; thence continuing with South margin of Hurricane Creek S 53° 08' 50" W, 149.70 feet to an iron pin found; thence South 59° 17' 50" W, 461.17 feet to an iron pin found; thence North 66° 13' 40" W 230.95 feet to an iron pin set; thence South 48° 01' 10" W, 234.20 feet to an iron pin set; thence South 05° 57 30" W, 189.20 feet to an iron pin set; thence South 30° 30' 20" E, 366.16 feet to an iron pin set; thence South 27° 03' 30" W 223.05 feet to an iron pin found in the North right-of-way line of CSX Railroad, 50 off centerline; thence continuing with North right of way line of CSX Railroad North 77° 13' 50" W, 200.53 feet to an iron pin set; thence with the east line of Matthews North 03° 29' 00" E 60.53 feet to an iron pm found; thence North 03° 16' 20" E, 681.32 feet to an iron pin found; thence North 03° 19' 00" E, 290.17 feet to an iron pin set; thence North 03° 19' 00" E, 240. 61 feet to an iron pin found; thence North 03° 16' 10' E, 9.39 feet to an iron pin set; thence with South line of Tract 4 South 86° 41' 00" E, 444.18 feet to an iron pin set; thence North 42° 57' 10" E, 602.11 feet to an iron pin set at the beginning and further described as Tract 3, all according to a Property Survey for the Robert Henry Bonds Heirs dated June 1995 by Robert E. Francis, Tennessee RLS #669, Huddleston-Steele Engineering, Inc., Broad Street, Murfreesboro, TN 37129.

BEING THE SAME PROPERTY CONVEYED TO SCF RC FUNDING IV LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM EQUIPMENTSHARE.COM INC., A DELAWARE CORPORATION, OF RECORD AS INSTRUMENT NO. 2234201, IN BOOK 1823, PAGE 3364 IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY AND AS INSTRUMENT NO. 20191014-0105014 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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