THIS INSTRUMENT PREPARED BY:
Monica E. Conley
Frost Brown Todd, LLC
150 3rd Ave. S, Suite 1900
Nashville, TN 37201

WHEN RECORDED RETURN TO:
Jonathan M. Perry, Esq.
Greenburg Traurig, PA
450 So. Orange Ave., Suite 650
Orlando, FL 32801

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
AFN ABSPROP002, LLC
38 Washington Square
Newport, RI 02840

PROPERTY ADDRESS:
1425 Gallatin Pike North
Madison, TN 37115

MAP/PARCEL ID NO.:
034-00-0-024.00

CORRECTING SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 20210610-0078442

QUITCLAIM DEED OF CORRECTION

This quitclaim deed of correction is made on the 14th day of July, 2022, by **RAC LAND, LLC**, a Delaware limited liability company, having its principal place of business at 38 Washington Square, Newport, RI 02840 referred to as "Grantor," and **AFN ABSPROP002, LLC**, a Delaware limited liability company, having its principal place of business at c/o American Finance Trust, Inc., 38 Washington Square, Newport, RI 02840, referred to as "Grantee."

RECITALS

A Special Warranty Deed dated June 3, 2021, and was recorded on June 10, 2021, in the Register's Office for Davidson County, Tennessee as Instrument No. 20210610-0078442 (the "Original Deed") and reflected a conveyance by Grantor to Grantee of the following tract or parcel of land (the "Original Legal Description"):

> *Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, on the PARTITION PLAT, RAC LAND, LLC, of record in Instrument No. 20210204-0016379, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.*
>
> *Being the same property conveyed to RAC Land, LLC, a Delaware limited liability company by Warranty Deed filed 11/19/2018 from Hippodrome Realty, Inc., a Tennessee corporation of record in Instrument 201811190113870, Register's Office for Davidson County, Tennessee.*

The above-referenced instrument contained a legal description error, as the land which was intended to be conveyed by the Grantor, and which was intended to be acquired by Grantee, is the following parcel or tract:

> *Land in Davidson County, Tennessee, **being Lot 2**, on the PARTITION PLAT, RAC LAND, LLC, of record in Instrument No. 20210204-0016379, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.*
>
> *Being **a part of** the property conveyed to RAC Land, LLC, a Delaware limited liability company by Warranty Deed filed 11/19/2018 from Hippodrome Realty, Inc., a Tennessee corporation of record in Instrument 201811190113870, Register's Office for Davidson County, Tennessee.*

In order to correct the error, with the understanding that Grantor did not hold title to Lot 1 as described in the Original Legal Description at the time of recordation of the Original Deed, and to set forth the true and correct description of the property conveyed and reflect the true agreement of the parties in every respect, Grantor and Grantee desire to make and execute this deed of correction.

Karen Johnson Davidson County
Batch# 1002346 DEEDQC
05/11/2023 12:53:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230511-0035234

Now, therefore, Grantor, in and for the considerations expressed in the above-mentioned deed paid by Grantee, the receipt and sufficiency of which are acknowledged and confessed, grants, sells, and conveys unto Grantee the following described property:

> *Land in Davidson County, Tennessee, **being Lot 2**, on the PARTITION PLAT, RAC LAND, LLC, of record in Instrument No. 20210204-0016379, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.*
>
> *Being **a part of** the property conveyed to RAC Land, LLC, a Delaware limited liability company by Warranty Deed filed 11/19/2018 from Hippodrome Realty, Inc., a Tennessee corporation of record in Instrument 201811190113870, Register's Office for Davidson County, Tennessee*

To have to hold said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate and has good and lawful authority to convey same; and that it binds itself, its heirs and representatives, to warranty and forever defend the title to the said land to the Grantee, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under it, but no further or otherwise.

This deed is executed as a correction deed given and accepted in place of the above-referenced instrument executed by the Grantor to the Grantee and is made to correct the above-mentioned error and confirm the deed and it will be effective as of, and retroactive to, the date of the original deed.

Executed on this day, the 14th day of ~~June~~ July, 2022.

SIGNATURES TO FOLLOW

RAC LAND, LLC
a Delaware limited liability company

By: _____
Name: Michael Anderson
Title: Authorized Signatory

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

Personally appeared before me, ~~Julia Grace~~ Chandra Blake, a Notary Public with authority to act in the State and County aforesaid, Michael Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Signatory of RAC LAND, LLC or a constituent of RAC LAND, LLCand is authorized by RAC LAND, LLC or by its constituent, the constituent being authorized by RAC LAND, LLC, to execute this instrument on behalf of RAC LAND, LLC.

WITNESS MY HAND, at office, on this the 14th day of ~~June~~ July, 2022.

Chandra C. Blake
Notary Public

My commission expires: ~~January 17, 2025~~ June 15, 2024

CHANDRA C. BLAKE
Notary Public, State of New York
No. 01BL6214413
Qualified in Richmond County
Commission Expires June 15, 2024

AFN ABSPROP002, LLC
a Delaware limited liability company

By: _____
Name: Michael Anderson
Title: Authorized Signatory

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

Personally appeared before me, ~~Julia Grace~~ Chandra Blake, a Notary Public with authority to act in the State and County aforesaid, Michael Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Signatory of AFN ABSPROP002, LLC or a constituent of AFN ABSPROP002, LLC and is authorized by AFN ABSPROP002, LLC or by its constituent, the constituent being authorized by AFN ABSPROP002, LLC, to execute this instrument on behalf of AFN ABSPROP002, LLC.

WITNESS MY HAND, at office, on this the 14th day of ~~June~~ July, 2022.

_____
Notary Public

My commission expires: ~~January 17, 2025~~ June 15, 2026

CHANDRA C. BLAKE
Notary Public, State of New York
No. 01BL6214413
Qualified in Richmond County
Commission Expires June 15, 2026

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 14th day of ~~June~~ July, 2022.

Notary Public

My Commission Expires:

~~January 17, 2025~~ June 15, 2026

CHANDRA C. BLAKE
Notary Public, State of New York
No. 01BL6214413
Qualified in Richmond County
Commission Expires 6-15-2026

Certificate of Authenticity

I, Ginger Dean, 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 07/14/2022.

Date

Affiant Signature

5/11/23

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 11th day of May, 20 23.

Notary's Signature

My Commission Expires: 12-30-2025

Date

Notary's Seal (if on paper)

