Karen Johnson Davidson County
Batch# 1025335 DEEDQC
07/12/2023 12:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230712-0053414

This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Jon Field, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
FFN4H Dev, LLC c/o FrontFour Real Estate Management, LP PO Box 150204 Nashville, TN 37215	FFN4H Dev, LLC c/o FrontFour Real Estate Management, LP PO Box 150204 Nashville, TN 37215	082-050-17900

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FFN4H, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **FFN4H DEV, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2023 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 30 day of June, 2023.

GRANTOR:

FFN4H, LLC, a Delaware limited liability company

By: _____
Name: Derek S Lisle
Title: Authorized Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Derek Lisle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Authorized Representative of FFN4H, LLC, a Delaware limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30 day of June, 2023.

Samantha Birdsall
NOTARY PUBLIC

My Commission Expires:
9-8-25

SAMANTHA BIRDSALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 30 day of June, 2023.

Affiant

Samantha Birdsall
Notary Public

SAMANTHA BIRDSALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9-8-25

EXHIBIT "A"

Legal Description of the Property

Lot 1 as shown on the Final Consolidation Plat of 4th & Hume Street Subdivision of record in Instrument No. 20190507-0042693, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to FFN4H, LLC, a Delaware limited liability company, by Special Warranty Deed from Pennwall Properties, LLC, a Tennessee limited liability company, and Cornerstone Investments, Inc. a Tennessee corporation, of recorded as Instrument No. 20220721-0083782, Register's Office for Davidson County, Tennessee.

Address of Property: Lot 1, 4th and Hume Street, Nashville, TN 37208

Tax Parcel Id: 082-050-17900

Certificate of Authenticity

I, Diane Kirby, do hereby make oath that I am 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 6/30/2023.

7/10/2023

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025