Karen Johnson Davidson County
Batch# 1030102 DEEDQC
07/24/2023 02:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230724-0056984

Certificate of Authenticity

I, Megan Ebenschweiger, 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 July 24, 2023.

Date

Megan Ebenschweiger

Affiant Signature

7/24/2023

Date

State of Ohio

County of Hamilton

Sworn to and subscribed before me this 24th day of July, 2023.

Rebecca D. Bass

Notary's Signature

My Commission Expires: June 29, 2025

Date

Notary's Seal (if on paper)



REBECCA D. BASS
Notary Public, State of Ohio
My Commission Expires
June 29, 2025

THIS DOCUMENT PREPARED BY AND
RETURN TO:
ROBBINS, KELLY, PATTERSON & TUCKER
312 Elm Street, Suite 2200
Cincinnati, Ohio 45202

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QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, FR1, LLC (formerly known as Freeland Realty, LLC), a Tennessee limited liability company, hereinafter referred to as Grantor, does hereby QUIT CLAIM unto FR6, LLC, a Tennessee limited liability company, hereinafter Grantee, all of its interest in the following lands and property, together with all improvements located thereon, lying in Davidson County, Tennessee, to-wit:

See attached Exhibit "A"

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 6th day of July, 2023.

FR1, LLC

By: _____
Bernard G. Freeland, Manager

03986413-2

STATE OF TN
COUNTY OF Davidson

Before me, Tracie L. Locke (name of notary public) of the state and county mentioned, personally appeared BERNARD G. FREELAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of FR1, LLC, the within named bargainor, a limited liability company, and that such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Manager.

Witness my hand and seal, at office in Davidson County, Tennessee, this 6th day of July, 2023.

TRACIE L LOCKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

Tracie L. Locke
Notary Public

My Commission expires: 5-7-2024

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Affiant

TRACIE L LOCKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

Tracie L. Locke
Notary Public

My Commission expires: 5-7-2024

Name of Owner and Property Address:
FR6, LLC
5333 Hickory Hollow Parkway
Antioch, Tennessee 37013

Person Or Entity Responsible For Payment Of Taxes:
FR6, LLC
5333 Hickory Hollow Parkway
Antioch, Tennessee 37013

Parcel ID 163 00 0 220.0
Parcel ID 163 00 0 178.0
Parcel ID 163 00 0 161.00

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the Plan of the Resubdivision of Lot No. 1 and reserved Parcel "A" Collins Park, Section One of record in Plat Book 4955, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Freeland Realty, LLC, a Tennessee limited liability company, by deed from CBOCS, Inc., a Tennessee corporation, of record in Instrument Number 20110323-0022502, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Lot No. 1 and reserved Parcel "A" as shown on the Plan of the Resubdivision of Lot No. 1 and Reserved Parcel "A" Collins Park, Section One of record in Plat Book 4955, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Freeland Realty, LLC, a Tennessee limited liability company, by deed from CBOCS, Inc., a Tennessee corporation, of record in Instrument Number 20110323-0022502, Register's Office for Davidson County, Tennessee.