QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1086322 DEEDQC
12/28/2023 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231228-0099850

STATE OF FLORIDA
COUNTY OF LEON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHARLES R. GARDNER
Commission # HH 265552
Expires June 7, 2026

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Seminole Boosters, Inc., a Florida Non-Profit Corporation	Same as owner	14700001300
(NAME) University Center, Suite C-5100	(NAME)	
(ADDRESS) Tallahassee FL 32306	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Moore Family 1031-TN, LLC, a Florida limited liability company**, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Seminole Boosters, Inc., a Florida non-profit corporation** , (the "**Grantee**"), its successors and assigns, all its right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein (the "**Property**").

This is improved property located at 360 Wallace Road, Nashville, TN 37211.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 28th day of December, 2023.

GRANTOR:

Moore Family 1031-TN, LLC,
a Florida limited liability company

By: _____
Devoe L. Moore, Manager

STATE OF FLORIDA)

COUNTY OF LEON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Devoe L. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Moore Family 1031-TN, LLC, a Florida limited liability company, the within named Grantor, and being duly authorized, executed the foregoing instrument for the purposes therein contained in his capacity as Manager of such company.

WITNESS my hand, at office, this 28th day of December, 2023.

_____
Notary Public

My Commission Expires: _____

CHARLES R. GARDNER
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EXHIBIT A

DESCRIPTION OF THE PROPERTY

THAT CERTAIN PARCEL OF LAND, SITUATE LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND LOCATED ON THE NORTH SIDE OF WALLACE ROAD AND BEING DESCRIBED AS FOLLOWS, ACCORDING TO A SURVEY MADE BY A AND A ENGINEERING, INC., DATED NOVEMBER 21, 1997: BEGINNING AT AN IRON ROD IN THE NORTHERN R.O.W. MARGIN OF WALLACE, SAID ROD BEING THE SOUTHWEST CORNER IF THE SOUTHERN HILLS CONDOMINIUMS PROPERTY AS OF RECORD IN DEED BOOK 6594, PAGE 540 (sic), R.O.D.C., TENNESSEE; THENCE LEAVING SAID R.O.W. ALONG THE EASTERN LINE OF THE SOUTHERN HILLS CONDOMINIUMS PROPERTY, NORTH 2 DEGREES 58 MINUTES 58 SECONDS EAST 415.38 FEET TO AN IRON ROD ON THE SOUTHERN PROPERTY LINE OF THE BROOKRIDGE APARTMENTS, LTD., PROPERTY AS OF RECORD IN DEED BOOK 6250, PAGE 335, R.O.D.C., TN; THENCE SOUTH 86 DEGREES 30 MINUTES 59 SECONDS EAST 150.00 FEET TO AN IRON ROD; THENCE S 2 DEGREES 58 MINUTES 58 SECONDS WEST 314.07 FEET TO AN IRON ROD IN THE NORTHERN R.O.W. OF WALLACE ROAD; THENCE ALONG SAID R.O.W. WITH THE CHORD OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,407.40 FEET, AN ARC LENGTH OF 180.41 FEET AND AN INTERIOR ANGLE OF 7 DEGREES 20 MINUTES 41 SECONDS, SOUTH 59 DEGREES 17 MINUTES 03 SECONDS WEST, 180.29 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 1.26 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MOORE FAMILY 1031 – TN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM WEC 98A LLC, A TEXAS LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20200708-0073957, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 30, 2019, AND RECORDED ON JULY 8, 2020.

TRUE COPY CERTIFICATION

I, Matthew Noggle , 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 28, 2023.

Signature
Date: December 28, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 28th day of December, 2023 personally appeared before me, a notary public for the State aforesaid, Matthew Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025