This instrument prepared by and return to after recording:

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

Karen Johnson Davidson County
Batch# 1089374 DEEDQC
01/08/2024 02:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240108-0001553

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
REFFELM, LLC 925 Gailynn Marie Drive Mt. Juliet, TN 37122	Same as New Owner	093-14-0-333.00; 331.00; 319.00

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL G. BORUM**, (hereinafter referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **REFFELM, LLC**, a Tennessee 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").

This being improved property commonly known as: 801 Ewing Avenue, Nashville, TN 37203;
631 and 644 Fogg Street, Nashville, TN 37203

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 15 day of November, 2023.

GRANTOR:

By: _____
MICHAEL G. BORUM

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MICHAEL G. BORUM, 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.

WITNESS my hand, at office, this 15 day of November, 2023.

_____
NOTARY PUBLIC

My Commission Expires:
11.5.24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024

STATE OF Tennessee

COUNTY OF Williamson

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

Fidelity National Title Ins. Co.

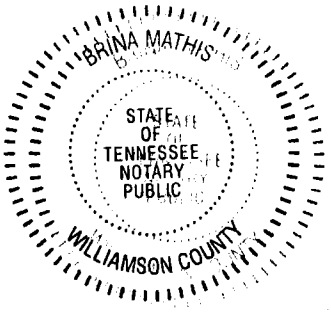
By: _____

Affiant

Sworn to and subscribed before me,
This 8th day of January, 2024.

_____

NOTARY PUBLIC



My Commission Expires: 7-24-2025

EXHIBIT "A"

Legal Description of the Property

Tract I: (801 Ewing Ave, Nashville, TN - Map/Parcel 093-14-0-333.00):

SITUATED in Davidson County, Tennessee, being Lots 30, 31, 32, 33 & 34 on the Map of Ewing and Wetmore's Plan of Lots, in Book 14, Page 202, as recorded at the Register's Office of Davidson County (RODC), Tennessee, being more particularly described as follows:

BEGINNING at a nail at the southwest intersection of Fogg Street and Ewing Avenue; thence along the west right of way line of Ewing Avenue, South 01 deg. 31 min. 02 sec. East, 130.00 feet to a nail on the north line of a 10-foot alley; thence leaving Ewing Avenue and along the north line of said alley, South 88 deg. 28 min. 58 sec. West, 171.00 feet to a nail; thence leaving said alley, North 01 deg. 31 min. 02 sec. West, 130.00 feet to a nail on the south right of way line of Fogg Street; thence along said south right of way line, North 88 deg. 28 min. 58 sec. East, 171.00 feet to the POINT OF BEGINNING. Containing 22,230 square feet, or 0.510 acres, more or less, according to survey dated July 26, 2022, prepared by Jeffery A. Leopard, TN RLS No. 2415, B2L Land Surveyors.

Tract II: (631 Fogg Street, Nashville, TN - Map/Parcel 093-14-0-331.00):

SITUATED in Davidson County, Tennessee, being Lot 35 on the Map of Ewing and Wetmore's Plan of Lots, in Book 14, Page 202, as recorded at the Register's Office of Davidson County (RODC), Tennessee, being more particularly described as follows:

COMMENCE at a nail at the southwest intersection of Fogg Street and Ewing Avenue; thence along the south right of way line of Fogg Street, South 88 deg. 28 min. 58 sec. West, 171.00 feet to a nail also being the POINT OF BEGINNING; thence leaving said right of way line, South 01 deg. 31 min. 02 sec. East, 130.00 feet to a nail on the north line of a 10-foot alley; thence along said alley, South 88 deg. 28 min. 58 sec. West, 32.00 feet to a nail; thence leaving said alley, along the line in common with TEC Ewing Partners (Instrument No. 201302150015881, RODC), North 01 deg. 31 min. 02 sec. West, 130.00 feet to a nail in the south right of way line of Fogg Street; thence leaving said line in common, along said right of way line, North 88 deg. 28 min. 58 sec. East, 32.00 feet to the POINT OF BEGINNING. Containing 4,160 square feet, or 0.096 acres, more or less, according to survey dated July 26, 2022, prepared by Jeffery A. Leopard, TN RLS No. 2415, B2L Land Surveyors.

Tracts I and II being the same property conveyed to Michael G. Borum and wife, Ann C. Borum by Warranty Deed of record in Book 10399, Page 471, Register's Office for Davidson County, Tennessee. Final Decree of Divorce between Ann Clements Borum and Michael Glenn Borum of record in Instrument No. 20000126-0008692, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael G. Borum by Quitclaim Deed from Ann Clements Borum of record in Instrument No. 20000131-0010059, in the Register's Office for Davidson County, Tennessee.

Tract III: (644 Fogg Street, Nashville, TN - Map/Parcel 093-14-0-319.00)

SITUATED in Davidson County, Tennessee, being Lots 20 & 21 on the Map of Ewing and Wetmore's Plan of Lots, in Book 14, Page 202, as recorded at the Register's Office of Davidson County (RODC),

Tennessee, being more particularly described as follows:

BEGINNING at an iron rod on the north right of way line of Fogg St, being the Southeast corner of Lot 21 on the Map of Ewing and Wetmore's Plan of Lots, in Book 14, Page 202, (RODC); thence along said right of way line, South 88 deg. 29 min. 17 sec. West, 62.00 feet to a nail; thence leaving said right of way, along the line in common with BTT Group, LLC, (Instrument No. 201405080039462, RODC), North 02 deg. 10 min. 32 sec. West, 130.00 feet to a nail on the south line of a 10-foot alley; thence leaving said line in common and along the south alley, North 88 deg. 36 min. 07 sec. East, 62.00 feet to a nail; thence leaving said alley and along the line in common with Team Richardson Holding, LLC, South 02 deg. 10 min. 35 sec. East, 129.88 feet to the POINT OF BEGINNING. Containing 8,056 square feet, or 0.185 acres, more or less, according to survey dated July 26, 2022, prepared by Jeffery A. Leopard, TN RLS No. 2415, B2L Land Surveyors.

Being the same property conveyed to Michael G. Borum and wife, Ann C. Borum by Warranty Deed of record in Book 10250, Page 134, Register's Office for Davidson County, Tennessee. Final Decree of Divorce between Ann Clements Borum and Michael Glenn Borum of record in Instrument No. 20000126-0008692, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael G. Borum by Quitclaim Deed from Ann Clements Borum of record in Instrument No. 20000131-0010060, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

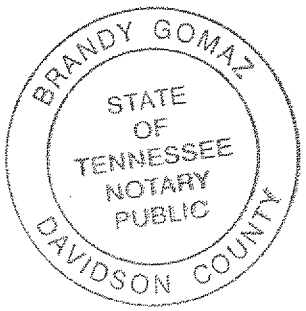
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 5, 2024 (date of document).

Affiant Signature

1/8/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th day of January, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25