Karen Johnson Davidson County
Batch# 1112066 DEEDQC
03/18/2024 02:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240318-0018554

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDATION PLEASE RETURN TO:
Michael J. Palumbo, Esquire
Gingo Palumbo Law Group LLC
4700 Rockside Road, Suite 440, Independence, Ohio 44131
(216) 503-9512 / michael@gplawllc.com

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **FTF LENDING, LLC, a Delaware limited liability company** (the "**Grantor**"), on this 17th day of January, 2024, for and in consideration of the sum of One and 00/100 Dollars ($1.00), does hereby BARGAIN, SELL, RELEASE, REMISE, QUIT CLAIM and CONVEY unto **FTF REO, LLC, a Delaware limited liability company** (the "**Grantee**"), all of the Grantor's right, title and interest in and to the following described real estate situated in the State of Tennessee, County of Davidson, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Belmont Land Company's Property called Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Being the same Property conveyed to Grantor by Deed recorded as Instrument No. 20240122-0003442, Register's Office for Davidson County, Tennessee.

Address: 1501 Linden Avenue, Nashville, Tennessee 37203
Parcel ID: 105 13 0 085.00

[END OF PAGE – SIGNATURE PAGE TO FOLLOW]

FORM FOR OATH

I hereby swear or affirm that the actual consideration for this transfer is $1.00.

Executed on this 14 day of March, 2024.

GRANTOR:
FTF LENDING, LLC,
a Delaware limited liability company

By: Fund That Flip, Inc.,
a Delaware corporation
dba Upright
Its: Sole Member

By: Clay Morris
Its: Manager of Asset Management

NOTARIAL CERTIFICATE

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Clay Morris, in his capacity as Manager of Asset Management for Fund That Flip, Inc., a Delaware corporation, dba Upright, in its capacity as Sole Member of FTF Lending, LLC, a Delaware limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who subscribed and sworn to be the person(s) within named, and who executed the foregoing instrument for the purpose(s) therein contained.

Witness my hand and seal this 14 day of March, 2024.

NOTARY PUBLIC STATE OF OHIO
MANDY RAE BEARDEN
Notary Public
State of Ohio
My Comm. Expires
June 20, 2027

Notary Public, ~~State~~ of Ohio

The following information is not a part of this Deed:

PROPERTY ADDRESS	**1501 Linden Avenue, Nashville, Tennessee 37203**
PARCEL ID	**105 13 0 085.00**
GRANTEE'S NAME/ADDRESS	**FTF REO, LLC, 1300 East 9th Street, Suite 800, Cleveland, Ohio 44114**
MAIL TAX BILLS TO	**FTF REO, LLC, 1300 East 9th Street, Suite 800, Cleveland, Ohio 44114**

IN WITNESS WHEREOF, the Grantor, by and through the Grantor's authorized signatory, has executed this Quit Claim Deed effective as of January 17, 2024.

GRANTOR:
FTF LENDING, LLC,
a Delaware limited liability company

By: Fund That Flip, Inc.,
a Delaware corporation
dba Upright
Its: Sole Member

By: Clay Morris
Its: Manager of Asset Management

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Witness my hand and seal this 14 day of March, 2024.

[NOTARIAL SEAL]

Notary Public, State of Ohio

MANDY RAE BEARDEN
Notary Public
State of Ohio
My Comm. Expires
June 20, 2027

Tennessee Certification of Electronic Document

I, Michael J. Palumbo, 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 17, 2024 (date of document).

Michael J. Palumbo
Affiant Signature

March 14, 2024
Date

State of Ohio

County of Cuyahoga

Sworn to and subscribed before me this 14th day of March, 2024.



Attorney Anthony J. Gingo
Resident Cuyahoga County
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 R.C.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL