Karen Johnson Davidson County
Batch# 1153035 DEEDQC
07/01/2024 12:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240701-0049376

**This instrument prepared by and after recording return to:**

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Mollie A. Gass, Esq.

# QUIT CLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Parcel |
|---|---|---|
| FIP Nashville, LLC<br>c/o Fundamental Income Properties, LLC<br>2425 E. Camelback Road, Suite 800<br>Phoenix, AZ 85016 | 203 Broadway, LLC<br>7525 East Camelback Road, Suite 100<br>Scottsdale, AZ 85251 | Parcel No. 09306209900<br>Parcel No. 09306209800<br>Parcel No. 09306209700 |

**This conveyance is being made for the express purpose of combining Davidson County Tax Map 93-06-2, parcels 97, 98, and 99 into a single tax parcel.**

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the express purpose of combining Davidson County Tax Map 93-06-2, parcels 97, 98, and 99 into a single tax parcel, **FIP NASHVILLE, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **FIP NASHVILLE, LLC**, a Delaware limited liability company (collectively, 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 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 2024 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, the Grantor has caused this Quit Claim Deed to be executed on June 24, 2024.

**GRANTOR:**

**FIP NASHVILLE, LLC,**
a Delaware limited liability company

By: FIP Acquisitions, II, LLC,
a Delaware limited liability company,
its Sole Member

By: Fundamental Income Properties, LLC,
a Delaware limited liability company,
its Sole Member

By: _____
Chris Burbach
Chief Executive Officer

STATE OF ARIZONA )
) ss.
COUNTY OF MARICOPA )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chris Burbach, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Officer of Fundamental Income Properties, LLC, the Sole Member of FIP Acquisitions, II, LLC, the Sole Member of FIP Nashville, LLC, the within named Lessor, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of FIP Nashville, LLC as such officer.

WITNESS my hand and Official Seal at office, this 24th day of June, 2024.

MANDY RUEHLE
Notary Public, State of Arizona
Maricopa County
Commission # 630887
My Commission Expires
July 26, 2026

_____
Notary Public
My Commission Expires 7/26/2026

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 28 day of June, 2024.

Stacey Palmer
Affiant

Erica Allyn
Notary Public

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

My Commission Expires: _____

**EXHIBIT "A"**

Legal Description of the Property

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

**PARCEL 1:**

BEING A PART OF LOT NO. 1 ON THE FIRST PLAN OF DAVIDSON ACADEMY OR COLLEGE LOTS, NOT OF RECORD AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, THE SOUTHWESTERLY CORNER OF BROAD STREET AND SECOND AVENUE, SOUTH; RUNNING THENCE WESTWARDLY WITH THE SOUTHERLY MARGIN OF BROAD STREET 29 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A LOT FORMERLY OWNED BY MATTIE G. MASON; THENCE SOUTHERLY AT RIGHT ANGLES AND WITH THE MASON LINE 75 FEET TO AN ALLEY; THENCE EASTERLY WITH THE NORTHERLY MARGIN OF SAID ALLEY 29 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SECOND AVENUE SOUTH; THENCE NORTHERLY AT RIGHT ANGLES 75 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

TRACT I: BEING PART OF LOT NO. 1 ON THE MAP OF THE FIRST SUBDIVISION OF DAVIDSON ACADEMY LOTS, NOT OF RECORD, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF BROAD STREET AT THE NORTHWEST CORNER OF A PART OF SAID LOT FORMERLY OWNED BY ALEXANDER RANNIE, BEING 49 FEET WEST OF THE SOUTHWEST INTERSECTION OF SAID STREET AND SECOND AVENUE, SOUTH; THENCE WESTWARDLY ALONG THE SOUTH MARGIN OF BROAD STREET 20 FEET TO THE END OF A STONE SILL, THE NORTHEAST CORNER OF A PART OF SAID LOT FORMERLY OWNED BY JOSEPH W. HORTON; THENCE AT RIGHT ANGLES TO BROAD STREET SOUTHWARDLY PARALLEL TO SECOND AVENUE, SOUTH, 75 FEET TO THE NORTH MARGIN OF A 10 FOOT ALLEY; THENCE WITH SAME EASTWARDLY PARALLEL TO BROAD STREET 20 FEET TO A POINT, THE SOUTHWEST CORNER OF THE RANNIE LOT ABOVE MENTIONED; THENCE NORTHWARDLY PARALLEL TO SECOND AVENUE SOUTH, 75 FEET TO THE POINT OF BEGINNING.

TRACT II: BEING PART OF LOT 1 OF THE PLAN OF LOTS IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, KNOWN BY THE NAME OF THE FIRST PLAN OF DAVIDSON ACADEMY OR COLLEGE LOTS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF THE STONE FOUNDATION OF A HOUSE SITUATED ON THE SOUTH SIDE OF BROAD STREET IN THE CITY OF NASHVILLE, THAT WAS BUILT BY ALEXANDER RANNIE ON THE 19TH DAY OF JUNE, 1874, AT THE TIME SAID LOT WAS PURCHASED BY SAID RANNIE; THENCE EASTWARDL Y ALONG THE SOUTHERLY MARGIN OF BROAD STREET 20 FEET TO THE WEST WALL OF THE DRUG STORE OF LITTERER &

GABLER ON THE SOUTHWEST CORNER OF BROAD AND MARKET STREETS; THENCE BACK SOUTHWARDLY ALONG THE CENTER OF SAID WALL 75 FEET; THENCE WESTWARDLY PARALLEL WITH BROAD STREET TO THE STONE FOUNDATION AFORESAID; THENCE NORTHWARDLY ALONG THE CENTER OF SAID WALL TO BROAD STREET, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FIP NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM OLD TOWN TROLLEY TOURS OF WASHINGTON INC., A DISTRICT OF COLUMBIA CORPORATION, OF RECORD IN INSTRUMENT NO. 202209290107389, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BY DEED FROM OLD TOWN TROLLEY TOURS OF WASHINGTON INC., A DISTRICT OF COLUMBIA CORPORATION, OF RECORD IN INSTRUMENT NO. _202407010049375_____, AFORESAID RECORDS.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of he original document executed and authenticated according to law on 6/24/2024

Bainbridge Dillion
Affiant Signature

Date: 7/1/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2024.

Jodean M. King
Notary's Signature

Notary's Seal

My Commission Expires: 7/22/2025
Date: 7/1/2024

