Karen Johnson Davidson County
Batch# 1153035 DEEDQC
07/01/2024 12:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240701-0049378

This instrument prepared by and after recording return to:

Ottinger Law Group, PLLC
2001 Warfield Drive, Suite 201
Nashville, TN 37215
Attn: Talbott Ottinger

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Old Town Trolley Tours of Nashville, Inc. c/o Historic Tours of America 201 Front Street, Suite 224 Key West, FL 33040	Same as Address of New Owner	Part of 09306209900

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, **FIP NASHVILLE, LLC**, a Delaware limited liability company ("Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **OLD TOWN TROLLEY TOURS OF NASHVILLE, INC.**, Tennessee corporation ("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, Grantor has caused this instrument to be executed to be effective for all purposes as of this 28 day of June, 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
Its: 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 Grantor, 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, at office, this 25th day of June, 2024.

My Commission Expires:

10/16/27

_____
Notary Public

JULIE VARGAS
Notary Public - Arizona
Maricopa County
Commission # 656113
My Comm. Expires Oct 6, 2027

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.

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

Affiant

Notary Public

My Commission Expires: _____

4889-4612-2955, v. 1

EXHIBIT "A"

Legal Description of the Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

UNIT B AS SET FORTH IN THE DECLARATION ESTABLISHING SECOND AND BROAD, A CONDOMINIUM, RECORDED AS INSTRUMENT NO. [_____], IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. 202407010049377

BEING A PORTION OF 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. [202407010049375], IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 6/25/2024

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

