son Davidson County
Batch # 1335846 DEEDQC
10/20/2025 09 06 39 AM 3 pgs
Fees $18 00 Taxes $647 50
20251020-0083171

PROPERTY OWNER / RESPONSIBLE TAXPAYER
BY
FTF REO, LLC c/o
Fund that Flip, Inc.
1300 E. 9th Street, Suite 1310
Cleveland, OHIO 44114
TAX PARCEL ID. 105 13 0 085.0

RED

Rebekah P Harbin, Attorney
Frantz, McConnell & Seymour, LLP
550 W. Main Avenue, Suite 500
Knoxville, TN 37902

QUITCLAIM DEED

THIS INSTRUMENT is made as of the 6 day of October, 2025, between **John Russ Mabry** ("Grantor"), a citizen and resident of Davidson County, Tennessee, and **FTF REO, LLC** ("Grantee"), a Delaware limited liability company (Grantor and Grantee shall hereinafter be collectively be the "Parties")

WHEREAS, the Parties hereto are involved in a lawsuit styled *John Russ Mabry v Gunnison Investments, LLC Grandote Investments, LLC, Brian Layton and Sarah Layton*, and third-party complaint styled *FTF REO, LLC v John Russ Mabry*, Docket No 23-0393-IV in the Chancery Court for Davidson County, Tennessee (the "Lawsuit"), and

WHEREAS, the Parties desire to resolve the Lawsuit wherein Grantor asserted a claim against the title to certain real property as more particularly described in Exhibit "A" attached hereto, and the Grantor desires to convey all such interest to the Grantee as a settlement of the claims Grantee places at issue in the Lawsuit

WITNESSETH:

THEREFORE, for and in consideration of $1 00 and other good and valuable consideration, the receipt and legal sufficiency of which being hereby acknowledged, Grantor does hereby QUITCLAIM unto Grantee all the interest of Grantors in and to the real property described in the Exhibit "A" attached hereto In executing the foregoing quitclaim deed, Grantor makes oath that the real property conveyed herein is not Grantor's or Grantor's spouse's primary residence

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first above written

John Russ Mabry

THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE PARTIES, BASED UPON INFORMATION SUPPLIED BY THE PARTIES, AND WITHOUT EXAMINATION OF TITLE OR BEING FURNISHED A SURVEY THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE TO THE PROPERTY THE PREPARER OF THIS INSTRUMENT ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED, AND THE PARTIES HERETO SIGNIFY THEIR ASSENT TO THIS DISCLAIMER BY THE EXECUTION AND THE ACCEPTANCE OF THIS INSTRUMENT THE GRANTEE IS RESPONSIBLE FOR HAVING THIS INSTRUMENT RECORDED IN THE

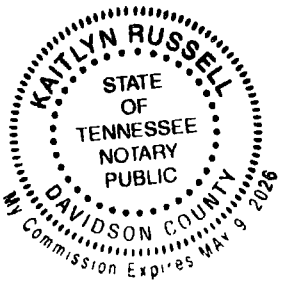
OFFICE OF THE REGISTER OF DEEDS FOR THE COUNTY IN WHICH THE PROPERTY IS LOCATED

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared John Russ Mabry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be John Russ Mabry, the within named bargainor, a Texas for profit limited liability company and that such person as said officer executed the foregoing instrument for the purpose therein contained by personally signing the name of the bargainor

Witness my hand and official seal at office, in the aforesaid State and County, this 6 day of October, 2025.

Kaitlyn Russell
Notary Public
My commission expires May 9, 2026



STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer was $ 175,000.00

Affiant

Sworn to and subscribed before me this 6 day of ~~September~~ October, 2025

Kaitlyn Russell
Notary Public
My commission expires. May 9, 2026

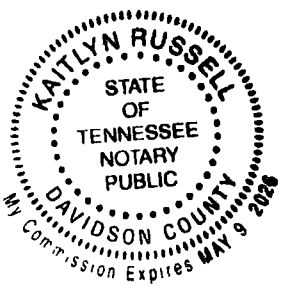


Exhibit "A"

Land in Davidson County, Tennessee, being Lot 60 on the Plat of Belmont Land Company's Property called Belmont Heights of record at 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 Grandote Investments, LLC quitclaim deed from Gunnison Investments, LLC, dated April 29, 2022 and of record as Instrument No 20220506-0052456 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to FTF Lending, LLC, by Trustee's Deed from Wilson & Associates, PLLC dated January 17, 2024 of record at as Instrument No 20240122-0003442 in the Register's Office for Davidson County, Tennessee

Further being the same property conveyed to FTF REO, LLC from FTF Lending, LLC dated January 17, 2024, of record as Instrument No. 20240318-0018554 in the Register's Office for Davidson County, Tennessee

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