THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, P. O. Box 774, KINGSTON SPRINGS, TN 37082

Karen Johnson Davidson County
Batch# 262221 DEEDQC
07/25/2019 11:51:21 AM 2 pgs
Fees: $17.00 Taxes: $0.00
20190725-0073214

QUITCLAIM DEED
(Strawman)
To Effectuate a Singular Taxing Parcel

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaar Forero Properties, Inc. 4313 Belle Mina Lane Franklin, Tennessee 37064	SAME-New Owner	Map 034-15-0 Parcel 003.00 (Tract 1)* Parcel 004.00 (Tract 2)* *To be combined as a singular taxing parcel

FOR AND IN CONSIDERATION of sufficient consideration to effectuate creation of a singular taxing parcel, and no monetary consideration, **Shaar Forero Properties, Inc. a Tennessee Corporation**, by and through its duly authorized officer, by these presents does hereby quitclaim all of its interest **unto Larry D. Craig, Trustee,** his successors and assigns, as to the following described tracts or parcels of land, to wit:

Land in Davidson County, Tennessee,

Tract 1, 517 Myatt Drive, Parcel ID 034150003.00:

Being Lot Nos. 18, 19 and 20 on the plan of RIVERGATE INDUSTRIAL PARK, as shown by plat of record in Plat Book 6250, Page 806, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 2, 909 Myatt Industrial Drive, Parcel ID 03415000400:

Being Lot No. 17 on the plan of RIVERGATE INDUSTRIAL PARK, as shown by plat of record in Plat Book 6250, Page, 806, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same tracts of land as quitclaimed to Shaar Forero Properties, Inc. by William Shaar and Alberto Forero of record in Instrument No. 20160125-0006996, Register's Office for Davidson County, Tennessee. Further, being the same property as originally conveyed by warranty deed to William Shaar and Alberto Forero by deed from Martha Walwyn, unmarried, and Allen Henson, unmarried, in Instrument No. 20141114-0105244, Register's Office for Davidson County, Tennessee.

The purpose and intent of this insrument is to combine the tracts of land (for taxing purposes) whereby and hereafter to create one (1) singular taxing parcel.

This conveyance is subject to all applicable leases, covenants, restrictions and declarations, plans of record, rights of way, easements and all other matters of record.

Prepared upon information furnished by the parties and without the benefit of title examination, title insurance or closing thereupon.

These tracts are the same legal descriptions set forth on the previous deed of record.

This is improved commercial property commonly known as 514 Myatt Drive, and unimproved commercial property known as, 909 Myatt Industrial Drive, Madison, Tennessee 37115.

Said property is subject to such limitations, encumbrances and all other matters of record as may affect the premises.

And now, I, the said **Larry D. Craig, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey **unto Shaar Forero Properties, Inc., a Tennessee Corporation,** its successors and assigns, all of my interest in the

aforedescribed property, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the duly authorized corporate officer and I have hereunto set our hands this 25th day of July, 2019.

MANNY OTERO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 5/2/2022

SHAAR FORERO PROPERTIES, INC.

By: _____
William Shaar, its President

_____
LARRY D. CRAIG, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, William Shaar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as President of Shaar Forereo Properties, Inc., a Tennessee Corporation, and that he as such President, being duly authorized, executed the within instrument for the purposes therein contained by signing the name of the corporation, by the said William Shaar, as such President..

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2019.

_____
NOTARY PUBLIC

MANNY OTERO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 5/2/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires 5/2/2022

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Larry D. Craig, the Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2019.

_____
NOTARY PUBLIC

MANNY OTERO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 5/2/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires 5/2/2022

The consideration or value, whichever is greater, for this transfer is $0.00, to effectuate a singular taxing parcel.

_____
AFFIANT

Sworn to and subscribed before me this 25th day of July, 2019.

_____
NOTARY PUBLIC

MANNY OTERO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/2/2022

My Commission Expires 5/2/2022