Karen Johnson Davidson County
Batch# 434591 DEEDQC
07/10/2020 08:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200710-0075163

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Numbers:
Fiji Strategic Realty Investors, LLC 1040 Avondale Road Hendersonville, TN 37075	Same	Map 175 Parcel 136.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM D. FIELDS and wife, BETTE FIELDS** ("Grantors"), hereby quitclaim and convey to **FIJI STRATEGIC REALTY INVESTORS, LLC**, a Tennessee limited liability company, its successors and assigns ("Grantee"), all of Grantors right, title and interest in and to the property described on Exhibit A hereof.

This is improved property known as 1717 J.P. Hennessy Drive, LaVergne, Davidson County, TN, 37086.

[Signature page follows.]

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 26 day of June, 2020.

GRANTORS:

WILLIAM D. FIELDS

BETTE FIELDS

STATE OF TENNESSEE)

COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, WILLIAM D. FIELDS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of June, 2020.

Notary Public

My Commission Expires: 06-22-2021

STATE OF TENNESSEE)

COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, BETTE FIELDS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of June, 2020.

Notary Public

My Commission Expires: 06-22-2021

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant (Representative of Grantee)

Subscribed and sworn to before me this 8th day of July, 2020.

Notary Public

My Commission Expires: May 7, 2024

MAUREEN T. McGEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 7, 2024

EXHIBIT A

[Legal Description]

A tract of land in Davidson County, Tennessee, known as Lot 3 on the resubdivision of Lot 1 of Interchange City Industrial Park, Section XXVII, of record in Plat Book 6900, Page 882, Register's Office for Davidson County, Tennessee more particularly described based upon a survey prepared by H&H Land Surveying, Inc., 609 Dunston Drive, Nashville, Tennessee 37211, RLS No. 213, dated December 10, 1998, as follows:

Beginning at an iron pin in the Southeast corner of the tract on the right of way of J. P. Hennessy Drive;

(1) Thence, North 85° 45' 00" West, a distance of 449.09 feet to a P.K. nail;

(2) Thence, South 04° 15' 00" West, a distance of 46.59 feet to an iron pin;

(3) Thence, North 83° 23' 02" West, a distance of 300.68 feet to an iron pin;

(4) Thence, North 04° 12' 27" East, a distance of 654.08 feet to an iron pin set in concrete;

(5) Thence, South 85° 45' 00" East, a distance of 750.00 feet to an iron pin being on the right of way of J. P. Hennessy Drive;

(6) Thence, with the Westerly right of way of J. P. Hennessy Drive, South 04° 15' 00" West, a distance of 619.90 feet to the point of beginning, containing 476,914.89 square feet or 10.9485 acres.

Being a portion of the same property conveyed to William D. Fields by Quitclaim Deed of record in Instrument No. 20090929-0090387, Register's Officer for Davidson County, Tennessee.

28280261.1

True Copy Certification

I, Aubrey Burns, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

