Karen Johnson Davidson County
Batch# 437714 DEEDQC
07/15/2020 10:16:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200715-0077310

NEW OWNER ADDRESS:	SEND TAX BILLS TO NEW OWNER:	MAP-PARCEL NUMBER:
Cargill Meat Solutions Corporation	**Cargill Meat Solutions Corporation**	**118 12 0 001.00**
(ADDRESS) **825 E. Douglas Avenue**	(ADDRESS) **P. O. Box 5626**	**118 08 0 173.00**
(ADDRESS) **Wichita, KS 67201-1413**	(ADDRESS) **Minneapolis, MN 55440-5626**	

QUIT CLAIM DEED

THIS INDENTURE, made and entered into effective June 1, 2020 by and between **Five Star Custom Foods, Ltd.**, a Texas limited partnership, with an address at 825 East Douglas Avenue, Wichita, KS 67201-1413, **Grantor**, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby CONVEY, RELEASE, REMISE and forever QUITCLAIM unto **Cargill Meat Solutions Corporation**, a Delaware corporation, with an address at 825 East Douglas Avenue, Wichita, KS 67201-1413, **Grantee**, its successors and assigns, forever, all of its right, title, estate, claim, demand and interest, both at law and in equity, of Grantor, in and to the real estate situate in the City of Nashville, County of Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED

When Recorded Return To (CF)
First American Title Insurance Company
National Commercial Services
121 S. 8th Street, Suite 1250
Minneapolis, MN 55402
File No: NCS 795459
897854
911080

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized officer as of the above-referenced date.

FIVE STAR CUSTOM FOODS, LTD.,
a Texas limited partnership

By: Randy K. Carlgren

Name: Randy K. Carlgren

Title: Vice President

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

On June 30, 2020, before me, a Notary Public in and for said County and State, personally appeared Randy K. Carlgren, Vice President, of **FIVE STAR CUSTOM FOODS, LTD.**, a Texas limited partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, on behalf of the partnership.

WITNESS my hand official seal.

DAISY ZAVALA
Notary Public - State of Kansas
My Appt. Expires 6/8/2022

Daisy Zavala
Notary Public

My Commission Expires: 6/8/2022

THIS INSTRUMENT PREPARED BY:

Nathan Hoffman
Five Star Custom Foods, Ltd.
825 E. Douglas Avenue
Wichita, KS 67201-1413

NT/CPC (#15901497) 6.18.20

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00.

Randy K. Carlgren, Vice President of Five Star Custom Foods, Ltd., Grantor

Subscribed and sworn to before me this 10 **day of July, 2020.**

Notary Public

DAISY ZAVALA
Notary Public - State of Kansas
My Appt. Expires 6/8/2022

My commission expires: 6/8/2022

15921298

EXHIBIT "A"
Legal Description

Parcel One: 2621 Eugenia Avenue, Nashville, TN

Land in Davidson County, Tennessee, being more particularly described as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being property conveyed to Houston McCord Realty Company by deed of record in Book 436, Page 545, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning, at the point of intersection of the westerly margin of Eugenia Avenue and the southerly margin of Cruzen Street; thence, with the said westerly margin S 00° 37' 40" W, 5.00 feet to a point; thence, leaving said westerly margin N 89° 22' 20" W, 497.50 feet to a point; thence, in a southerly direction with a curve to the left 48.89 feet to a point; said curve having a central angle of 05° 51' 22", a radius of 478.34 feet and a tangent of 24.46 feet; thence, S 00° 37' 40" W, 291.12 feet to a concrete monument; thence, N 89° 22' 20" W, 542.89 feet to a point; thence, N 06° 06' E, 410.50 feet to a point; thence, N 08° 06' E, 659.23 feet to a point; thence, S 75° 03' E, 323.45 feet to a point; thence, S 77° 23' E, 242.00 feet to a point; thence, S 00° 07' 30" W, 12.00 feet to a point; thence, S 78° 53' E, 201.97 feet to a point in the westerly margin of an alley; thence, with said westerly margin S 00° 07' 30" W, 488.39 feet to a point at the intersection with the northerly margin of Cruzen Street; thence, crossing with the terminus of said Cruzen Street S 00° 37' 40" W, 50.00 feet to a point; thence, with the southerly margin of said Cruzen Street S 89° 22' 20" E, 165.00 feet to the point of beginning, containing 686,769 square feet or 15.77 acres, more or less.

LESS AND EXCEPT any portions of such property conveyed or taken for rights of way for public streets or roads.

Being the same property conveyed to Five Star Custom Foods, Ltd., by deed from Commissary Operations, Inc. of record as Instrument No. 20090318-0024560, in the Register's Office of Davidson County, Tennessee.

Parcel Two: 2601 Eugenia Avenue, Nashville, TN

LAND IN THE 1ST CIVIL DISTRICT, OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 AS SHOWN ON THE PLAN OF THOMPSON AND RING'S EDENWOLD PARK - RESUBDIVISION OF RECORD IN BOOK 7900, PAGE 986, OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION, together with any and all right, title and interest in one half of the adjacent alley owned by party of the first part as set forth in Ordinance No. BL2001-763 regarding alley closure, but without any covenant or warranty of title with respect thereto.

Being the same property conveyed to Five Star Custom Foods, Ltd., by deed from Edward H. Burrell and Brenda D. Burrell, husband and wife, of record as Instrument no. 20180702-0063565 in the Register's Office of Davidson County, Tennessee.

Parcel Three: Vacant Land on Eugenia Avenue, Nashville, TN

THAT CERTAIN PARCEL OF LAND SITUATE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL 1:
BEGINNING at an iron pin set on the west right-of-way of Eugenia Avenue, 50' width, corner to Lot 1 of Plat Book 7900, Page 986 (Glenn & Marianne Rogers of Instrument Number 20010124-0007218), said pin being located approximately 485' north from the intersection of Eugenia Avenue and Cruzen Street;
THENCE, leaving said right-of-way and along the line of said Lot 1 for the next 2 calls: N 86°41'13" W, a distance of 0.44' to a point;
THENCE, with a curve to the left, arc length of 146.18', radius of 453.34', bearing S 84°02'52" W, a distance of 145.55' to an iron pin set on the east line of unimproved Alley 1836, closed by Ordinance No. BL2001-763;
THENCE, along the east line of said alley N 03°23'47" E, a distance of 52.46' to an existing iron pin, corner to Lot 2 of Plat Book 7900, Page 986 (Five Star Custom Foods, Ltd. of Instrument Number 20180702-0063565);
THENCE, leaving the east line of said alley and along the line of said Lot 2 with a curve to the right, arc length of 137.66', radius of 503.34', bearing N 84°32'55" E, a distance of 137.23' to an existing iron pin on the west right-of-way of Eugenia Avenue;
THENCE, along said right-of-way of Eugenia Avenue along a curve to the right, arc length of 50.64', radius of 691.20', bearing S 06°13'04" E, a distance of 50.63' to the POINT OF BEGINNING, containing 0.16 Acres, more or less, according to a survey performed under the direct supervision of Kevin David Crowe, TN RLS 1979. Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K. Crowe #1979". All bearings are based on Geodetic North by G.P.S. observations dated 05-11-18.
AND
BEGINNING at an iron pin set in the east line of closed alley #1836 (closed by Ordinance No. BL2001-763) of which this tract is a part, being the southwest corner of Five Star Custom Foods, Ltd. (Instrument No. 20180702-0063565) and the northwest corner of CSX Transportation property (Deed Book 10768, Page 264);
THENCE, along the east line of said alley and the west line of said CSX Transportation property S 03°23'47" W, a distance of 52.46' to an iron pin set, southwest corner to said CSX Transportation property and northwest corner to Glenn & Marianne Rogers (Instrument No. 20010124-0007218);
THENCE, leaving the east line of said alley and along a new severance line in accordance with the reversion of said alley by above mentioned Ordinance No. BL2001-763 for the next 3 calls: with a curve to the left, arc length of 7.94', radius of 453.34', bearing S 74°18'31" W, a distance of 7.94' to an iron pin set;
THENCE, N 03°23'47" E, a distance of 52.74' to an iron pin set;
THENCE, with a curve to the right, arc length of 7.85', radius of 503.34', bearing N 76°16'02" E, a distance of 7.85' to the POINT OF BEGINNING, containing 0.01 Acres, more or less, according to a survey performed under the direct supervision of Kevin David Crowe, TN RLS #1979.

The above-described parcel of land formerly described as follows:
A PORTION OF LOTS 241, 242 AND 243 IN EDENWOLD PARK OF BELLE FOREST LAND COMPANY'S SUBDIVISION, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF CSX TRANSPORTATION'S' RAILROAD TRACK NUMBER 619 WITH THE WEST LINE OF EUGENIA AVENUE; THENCE WITH THE WEST LINE OF EUGENIA AVENUE IN A SOUTHERLY DIRECTION A DISTANCE OF 25 FT., MORE OR LESS, TO A POINT 25 FT. SOUTH OF AND RADIALLY TO THE CENTERLINE OF RAILROAD TRACK NUMBER 619; THENCE IN A WESTERLY DIRECTION CONCENTRIC WITH AND DISTANT 25 FT., SOUTH OF THE CENTERLINE OF RAILROAD TRACK NUMBER 619 A DISTANCE OF 155 FT., MORE OR LESS, TO THE EAST LINE OF AN ALLEY;
THENCE WITH THE EAST LINE OF THE ALLEY IN A NORTHERLY DIRECTION A

DISTANCE OF 50 FT. MORE OR LESS, TO A POINT 25 FT. NORTH OF AND RADIALLY TO THE CENTERLINE OF RAILROAD TRACK NUMBER 619;
THENCE IN AN EASTERLY DIRECTION CONCENTRIC WITH AND DISTANT 25 FT. NORTH OF THE CENTERLINE OF RAILROAD TRACK NUMBER 619 A DISTANCE OF 155 FT., MORE OR LESS, TO THE POINT OF BEGINNING; CONTAINING 0.18 OF AN ACRE, MORE OR LESS, AS SHOWN HACHURED ON EXHIBIT A-2, ATTACHED TO THE BELOW-REFERENCED DEED.
BEING THE SAME PROPERTY CONVEYED TO CSX TRANSPORTATION, INC., A VIRGINIA CORPORATION, BY DEED FROM L&N INVESTMENT CORPORATION, A VIRGINIA CORPORATION, OF RECORD IN BOOK 10292, PAGE 25, AS CORRECTED IN BOOK 10768, PAGE 264, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
INCLUDING ANY PROPERTY VESTED IN THE FOREGOING BY ALLEY/ROAD CLOSURE SET FORTH IN METROPOLITAN NASHVILLE DAVIDSON COUNTY ORDINANCE NO. BL2001-763.
TO THE EXTENT INCLUDED IN THE FOREGOING, EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED BY THE FOLLOWING:
1) DEED TO EDWARD H. BURRELL IN BOOK 9720, PAGE 117; AS SUBSEQUENTLY CONVEYED TO FIVE STAR CUSTOM FOODS, LTD. IN INSTRUMENT NO. 20180702-0063565; AND
2) DEED TO GLENN B. ROGERS IN INSTRUMENT NO. 20010124-0007218, ALL IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 2: A PORTION OF THAT LAND DESCRIBED IN DEED BOOK 436, PAGE 546, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING at an existing capped iron pin #1979 on the west right-of-way of Eugenia Avenue, 50' right-of way, being the southeast corner to Stafford Partners No. 1, L.P. (Instrument Number 20121231-0120339) and the northeast corner to Star Custom Foods, Ltd. (Instrument No. 20180702-0063565);
THENCE, leaving the boundaries of said Stafford Partners No. 1, L.P. and Star Custom Foods, Ltd. and across the right-of-way of Eugenia Avenue for the next 2 calls: S 75°36'43" E, a distance of 31.37' to a PK Nail set in pavement;
THENCE, S 03°22'10" W, a distance of 199.02' to an iron pin set on the west line of said Eugenia Avenue and the east line of Glenn & Marianne Rogers (Instrument Number 20010124-0007218);
THENCE, along the west line of said Eugenia Avenue and the East line of said Glenn & Marianne Rogers, then CSX Transportation, Inc. (Book 10768, Page 264), then Five Star Custom Foods, Ltd. (Instrument No. 20180702-0063565), with a curve to the left, arc length of 208.10', radius of 691.20', bearing N 05°10'17" W, a distance of 207.31' to the POINT OF BEGINNING, containing 0.05 Acres, more or less, according to a survey performed under the direct supervision of Kevin David Crowe, TN RLS 1979.

Being the same property conveyed to Five Star Custom Foods, Ltd., by deed from CSX Transportation, Inc. of record as Instrument No. 20181029-0106825, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Chanthou Faust, 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.

Signature

State of Minnesota

County of Hennepin

Personally appeared before me, Jacquie Williams, a notary public for this county and state, Chanthou Faust who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JACQUELINE MARY WILLIAMS
NOTARY PUBLIC
MINNESOTA
My Commission Expires 01/31/2025

Notary's Signature

My Commission Expires: 1/31/2025
Notary' Seal (if on paper)