Karen Johnson Davidson County
Batch# 491611 DEEDQC
10/07/2020 02:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201007-0116569

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger, Esq.
Maynard, Cooper & Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Laura Frances Bell
Affiant

Subscribed and sworn before me this 30th day of September, 2020.

Notary Public

My Commission Expires: 11-8-21

Address New Owners:	Send Tax Bills To:	Map and Parcel:
Warehouse Centennial, LLC 3835 Cleghorn Ave. Suite 250 Nashville, TN 37215	New Owners	079-00-0-008.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DORE FROG, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **WAREHOUSE CENTENNIAL, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of its right title and interest in and to that certain improved real property in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This improved property being known as **7119 Centennial Boulevard, Nashville, Davidson County, Tennessee 37209**.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

* * *

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 30th day of September, 2020.

GRANTOR:

DORE FROG, LLC,
a Tennessee limited liability company

By: _____
Paul Huddleston, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Paul Huddleston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of **DORE FROG, LLC**, and he is authorized by to execute this instrument on its behalf.

Witness my hand and official seal, at Nashville, Tennessee, this 30th day of September, 2020.

_____
Notary Public

My Commission Expires: 11-8-21



EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the same property conveyed to Alyse Sprintz and Elaine M. Eskind in Deed Book 7061, pages 696, 699 and page 703, Register's Office for Davidson County, Tennessee:

Beginning at an iron pin in the westerly right of way of Centennial Boulevard, said iron pin being located northerly 540 feet, more or less, along said westerly right of way from the intersection of the easterly right of way of the Seaboard Systems Railroad and the said westerly right of way of Centennial Boulevard at the southeast corner of Lot One as shown on Plat Book 6200, page 547, Register's Office for Davidson County, Tennessee, thence leaving said westerly right of way South 71 deg. 14 min. 02 sec. West, 99.40 feet to an iron pin; thence North 18 deg. 45 min. 58 sec. 216.81 feet to a point; thence North 17 deg. 14 min. 02 sec. East 5.63 feet to an iron pin; thence North 18 deg. 45 min. 58 sec. West 42.98 feet to the northeast corner of the property conveyed to J. W. Hatchell, as recorded in Deed Book 6533 page 672, Register's Office for Davidson County, Tennessee; thence continuing along said Hatchell's northerly line North 71 deg. 29 min. 10 sec. West, 204.67 feet to a point in the easterly right of way of the aforesaid Seaboard Systems Railroad property; thence continuing along said Seaboard Systems right of way, with a curve to the right having a radius of 2,143.75 feet, a distance of 128.65 feet to a point; thence continuing along said right of way North 18 deg. 30 min. 00 West, 263.05 feet to a point; thence leaving said right of way North 71 deg. 30 min. 20 sec. East, 299.71 feet to a point in the westerly right of way of said Centennial Boulevard, thence continuing along said right of way South 18 deg. 45 min. 58 sec. East, 650.93 feet to the point of beginning and containing 3.287 acres, more or less.

Being the same property conveyed to Dore Frog, LLC, a Tennessee limited liability company by deed from Centennial Boulevard Associates, a Tennessee general partnership, of record in Instrument No. 20170718-0071978, Register's Office for Davidson County, Tennessee.

I, Talbott P. Ottinger, 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.

Talbott P. Ottinger

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-3-2023

