This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

Karen Johnson Davidson County
Batch# 517266 DEEDQC
11/17/2020 08:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201117-0135252

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Archer Enterprises LLC 818 18th Avenue S FL 10 Nashville, TN 37203	Archer Enterprises LLC 818 18th Avenue S FL 10 Nashville, TN 37203	Parcel No. 133-15-0-101.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **4013 TRAVIS DRIVE LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **ARCHER ENTERPRISES LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of November, 2020, but is effective as of the 13th day of November, 2020.

GRANTOR:

4013 TRAVIS DRIVE LLC,
a Tennessee limited liability company

By: Catalyst Capital LLC, a Tennessee limited liability company, its Manager

By: _____
Name: Nicholas B. Ogden
Title: Manager

STATE OF TENNESSEE

COUNTY OF Davidson

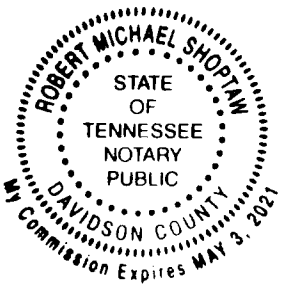
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Nicholas B. Ogden, the Manager of Catalyst Capital LLC, a Tennessee limited liability company, the Manager of 4013 Travis Drive LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Manager of Catalyst Capital LLC, a Tennessee limited liability company, the Manager of 4013 Travis Drive LLC, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein expressed and contained, by signing his name, as such Manager.

Witness my hand and official seal this 10th day of November, 2020.

My Commission Expires:

5/3/21

_____
Notary Public



4829-3560-7761, v. 1

AFFIDAVIT OF VALUE

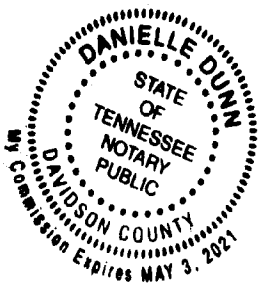
I, HEATHER WOOD, hereby swear and affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 11th day of November, 2020.

Affiant

NOTARY PUBLIC

My Commission Expires: May 3, 2021



4829-3560-7761, v.1

EXHIBIT "A"

Legal Description of the Property

A certain tract of land being located in Davidson County, Tennessee, being known as the JWC Family LLC property, being Lots 14 & 16 on the Plan of Travis Park as of record in Book 3700, Page 61, as amended in Book 4400, Page 127 in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument found at the northeast corner of the Advanced Turf Solutions, Inc. Property, Lot 6R of the Advanced Turf Solutions Consolidation Plat as shown in Plat 20190205-0010793 and as described in sale instrument DB-20190530 0051309 in the Register's Office for Davidson County, Tennessee, the same point being located on the west right-of-way line of Travis Drive, having a right-of-way width of 60 feet; this point also being the southeast corner of the property being herein described; thence, leaving said point, with and along the north property line of the aforementioned Lot 6R, South 41 degrees 47 minutes 51 seconds West, 192.59 feet to a concrete monument found on the east right-of-way line of a 25 foot wide alley numbered 1933, said point being the southwest corner of the property being herein described; thence, leaving said point, with and along the east right-of-way line of Alley No. 1933, North 33 degrees 23 minutes 28 seconds West,154.07 feet to a railroad spike found at the southwest corner of the Scales Nutrition & Wellness, PLLC property, Lots 17 & 18 of the aforementioned Advance Turf Solutions Consolidation Plat, the same point being the northwest corner of the property being herein described; thence, leaving said point North 41 degrees 22 minutes 28 seconds East, 151.04 feet to a railroad spike found on the west right-of-way line of Travis Drive; thence, with and along the west right-of-way line of Travis Drive, in a curve to the left, having a radius of 861.79 feet, an arc length of 7.98 feet and being subtended with a chord direction of South 48 degrees 48 minutes 09 seconds East, 7.98 feet to a railroad spike found; thence, South 49 degrees 04 minutes 04 seconds East, 134.62 feet to a railroad spike found; thence, in a curve to the right, having a radius of 478.08 feet, an arc length of 7.48 feet and being subtended by a chord direction of South 48 degrees 37 minutes 10 seconds East, 7.48 feet to the POINT OF BEGINNING.

Said property herein described as shown on an ALTA Survey as prepared by Clint Elliott Survey, stamped and dated 10/12/2020 by Clint T. Elliott, Professional Land Surveyor license #2347, contains 25,679+/- square feet or 0.59 Acres.

Being the same property conveyed to 4013 Travis Drive LLC, a Tennessee limited liability company by deed of record in Instrument No. 20190627-0062748, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

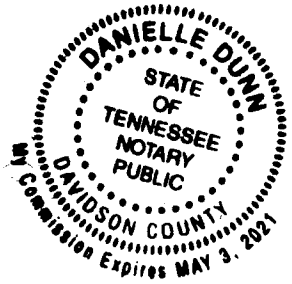
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731