Karen Johnson Davidson County
Batch# 585937 DEEDQC
03/05/2021 12:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210305-0029323

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF DECEMBER, 2020.

NOTARY PUBLIC

NANCY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
Burr & Forman LLP (CTH), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
KAS Venture Investments, LLC Attn: Keith Schumacher P.O. Box 2111 Brentwood, TN 37024	KAS Venture Investments, LLC Attn: Keith Schumacher P.O. Box 2111 Brentwood, TN 37024	071-14-0-255.00

FOR AND IN CONSIDERATION, of the sum of TEN and NO/100 ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, KAS Venture Investments, LLC, Fresh International, Inc. **(collectively,"Grantors")**, by these presents, quitclaims, grants and conveys unto KAS Venture Investments, LLC, a Tennessee limited liability company **("Grantee")**, its successors and or assigns, all its right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 8, 9, 10, 51, 52 & 53 on the Plan of J. B. Haynie's Gladstone Addition, of record in Plat Book 161, Page(s) 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fresh International, Inc. by Deed from T.K. Rogers Partnership, a Tennessee partnership (aka T. K. Rogers, a Tennessee General Partnership) of record in Instrument No. 20170801-0078104, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to KAS Venture Investments, LLC, a Tennessee limited liability company, as to a ninety eight percent (98%) undivided interest and Fresh International, Inc., a Tennessee corporation, as to a two percent (2%) undivided interest by Quitclaim Deed from Fresh International, Inc., record in Instrument No. 20170801-0078105, Register's Office for Davidson County, Tennessee.

Tennessee limited liability company, one percent (1%) of their undivided interest by Quitclaim Deed of record in Instrument No. 20180109-0002923, Register's Office for Davidson County, Tennessee, thereby leaving Fresh International, Inc. a one percent (1%) undivided interest in the subject property.

FOR INFORMATION PURPOSES ONLY
Property Address: 1204 Baptist World Center Drive, Nashville, TN 37207

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, the Grantors have caused their names to be signed hereto by its duly authorized officer(s) on this the 29th day of December, 2020.

KAS VENTURE INVESTMENTS, LLC, a Tennessee limited liability company:

BY: Keith A Schumacher
Signature

Keith A Schumacher
Print Name

Owner
Title

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Keith Schumacher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be an authorized agent of Fresh International, Inc., a Tennessee corporation, the within named bargainor, and that he as such agent executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand and official seal on December 29th, 2020.

NANCY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2021

Notary Public

My Commission Expires: 3-8-2021

FRESH INTERNATIONAL, INC., a Tennessee corporation:

FRESH INTERNATIONAL, INC., a Tennessee corporation:

BY: _____
Signature

CANDIDO NIETO
Print Name

President.
Title

Texas
STATE OF ~~TENNESSEE~~]
COUNTY OF ~~DAVIDSON~~]
Hidalgo

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Candido Nieto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be an authorized agent of Fresh International, Inc., a Tennessee corporation, the within named bargainor, and that he as such agent executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand and official seal on February 4th, 2021.

_____
Notary Public

My Commission Expires: 10/19/21

ROLANDO VILLARREAL, SR.
Notary Public, State of Texas
Comm. Expires 10-19-2021
Notary ID 125310233

True Copy Certification

I, Kristie Putman, 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.

Kristie Putman

Signature

State of Tennessee

County of Davidson

Personally appeared before me, KAREN HILLEBRAND a notary public for this county and state, Kristie Putman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen H Hillebrand

Notary's Signature

My Commission Expires: 1/3/22

Notary' Seal (if on paper)

