This Instrument prepared by and after recording return to:

Bone McAllester Norton PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 591259 DEEDQC
03/12/2021 03:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210312-0033485

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
IMI Real Estate, LLC, an Indiana limited liability company 515 Downs Blvd. Franklin, TN 37064	09400004600	SAME AS OWNER ADDRESS

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **132 Spence LLC, a Delaware limited liability company** (the "**Grantor**"), has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **IMI Real Estate, LLC, an Indiana limited liability company** ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest, if any, in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, (the "**Property**") more particularly described on **Exhibit A** attached hereto and incorporated herein.

This is improved property that currently is municipally known as 132 Spence Lane, Nashville, Tennessee 37210.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Signature page follows.]

[Signature page to Quitclaim Deed – 132 Spence Lane]

WITNESS this the 10th day of March, 2021.

Signed and sealed in the presence of:

Addison Bennett
[Print or Type Name]

Dmitriy Donskoy
[Print or Type Name]

GRANTOR:

132 Spence LLC,
a Delaware limited liability company

By: _____
Name: Daniel Glaser
Its: Authorized Signatory

STATE OF New York
COUNTY OF New York

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel Glaser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Signatory of 132 Spence LLC, a Delaware limited liability company, and that he as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as its Authorized Signatory.

Witness my hand and official seal this 10th day of March, 2021.

_____
NOTARY PUBLIC

HILARY JOHNSON HENRY
Notary Public - State of New York
NO. 01JO6130421
Qualified in Kings County
My Commission Expires Jul 18, 2021

My Commission Expires:

7/18/2021

STATE OF TN)
COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 9 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 6/22/21

KARI J RHOTEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-22-2021

EXHIBIT A

PROPERTY DESCRIPTION

Beginning at an old iron rod in the east right of way of Spence Lane at the northwest corner of TSR Holdings, LLC and the southwest corner of the herein described tract; thence with the east right of way of Spence Lane the following calls:
along a curve to the left with a radius of 555.72 feet, length of 143.46 feet and a chord of North 14 degrees 39 minutes 24 seconds West 143.06 feet,
North 22 degrees 03 minutes 07 seconds West 611.11 feet,
along a curve to the right with a radius of 823.55 feet, length of 225.72 feet and a chord of North 14 degrees 11 minutes 54 seconds West 225.01 feet to an old iron rod; thence leaving the right of way of Spence Lane and with Rolling Frito-Lay Sales, LP the following calls:
along a curve to the right with a radius of 200.00 feet, length of 216.27 feet and a chord of South 69 degrees 57 minutes 04 seconds East 205.89 feet to an old iron rod,
South 38 degrees 58 minutes 22 seconds East 209.47 feet to an old iron rod,
South 33 degrees 48 minutes 57 seconds East 229.04 feet to an old iron rod,
South 49 degrees 05 minutes 43 seconds East 380.31 feet to an old iron rod; thence with TSR Holdings, LLC the following calls:
South 58 degrees 51 minutes 50 seconds West 308.22 feet,
South 59 degrees 42 minutes 00 second West 180.00 feet to the point of beginning.

Being the same property conveyed to 132 Spence LLC, a Delaware limited liability company, by Deed of record as instrument No. 20210303-0027340, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Ashlee Jackson, 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.

Signature

State of New York

County of New York

Personally appeared before me, Lia N Capozzi, a notary public for this county and
Notary's Name

state, Ashlee Jackson, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified In Suffolk County
My Commission Expires 04-24-2021

(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).