Box 36
(2)

QUITCLAIM DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF MARCH, 2021.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 592084 DEEDQC
03/15/2021 11:01:23 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20210315-0033883

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL NO#
Ontario Partners Inc. 45 Annandale Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	094-00-0-044.00 094-00-0-045.00 094-00-0-202.00 094-00-0-203.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, 1600 Lebanon Partners, G.P., a Tennessee general partnership **("Grantor")**, by these presents, quitclaims, grants and conveys unto Ontario Partners Inc., a Tennessee corporation **("Grantee")**, its successors and or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

See Exhibit "A" attached hereto

FOR INFORMATION PURPOSES ONLY:

Parcel 044.00 on Davidson County Tax Map 094-00 is unimproved property located at 1590 Lebanon Pike, Nashville, Tennessee 37210. Parcel 045.00 on Davidson County Tax Map 094-00 is unimproved property located at 1600 Lebanon Pike, Nashville, Tennessee 37210. Parcel 202.00 on Davidson County Tax Map 094-00 is unimproved property located at 1602 Lebanon Pike, Nashville, Tennessee 37210. Parcel 203.00 on Davidson County Tax Map 094-00 is unimproved property located at 1604 Lebanon Pike, Nashville, Tennessee 37210.

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.

[SIGNTURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer(s) on this the 10th day of March, 2021.

1600 LEBANON PARTNERS, G.P.,
a Tennessee general partnership

BY: _____

ITS: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley S. Quinn, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Partner of 1600 Lebanon Partners, G.P., a Tennessee general partnership, and is authorized by the general partnership, to execute this instrument on behalf of the general partnership.

WITNESS my hand, at office, this 10th day of March, 2021.

_____
Notary Public

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A LOT OR PARCEL OF LAND CONVEYED BY THE ONTARIO LAND COMPANY TO J.B. POWELL, BY DEED DATED NOVEMBER 23, 1889, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF LEBANON TURNPIKE 95 FEET EASTWARDLY OF THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LAND, THENCE EASTWARDLY ALONG THE CENTER OF SAID TURNPIKE 95 FEET TO A POINT; THENCE NORTHWARDLY AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID LAND ABOVE MENTIONED THAT WAS CONVEYED TO J.B. POWELL, A DISTANCE OF 350 FEET TO A STAKE; THENCE WESTWARDLY AT RIGHT ANGLES A DISTANCE OF 95 FEET TO A STAKE THENCE SOUTHWARDLY AND 95 FEET FROM SAID J.B. POWELL'S WEST BOUNDARY LINE A DISTANCE OF 350 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE FOREGOING CONVEYED TO THE STATE OF TENNESSEE BY RIGHT OF WAY DEED OF RECORD IN BOOK 2704, PAGE 307, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Also described according to a survey prepared by Paul G. Weatherford, RLS No. 1941, Weatherford and Associates, LLC, dated April 4,2017, Project No. 17-1119-B, as follows:

Being a tract of land located in Nashville, Davidson County Tennessee being the property described in Instrument Number 20120423-0034270 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an old iron rod, said point being the Southwest comer of Lot 2 of the River Hills Industrial Park subdivision as recorded in Instrument Number 20141124-0108053 in the Register's Office of Davidson County, Tennessee, and defining the North Right-of-Way of Lebanon Pike;

Thence, with said Right-of-Way as defined by TDOT Right-of-Way-plans with a non-tangent curve turning to the left with an arc length of 91.39 feet, a radius of 724.03 feet, a chord bearing of North 86 degrees 03 minutes 04 seconds West, and a chord length of 91.33 Feet;

Thence, North 06 degrees 41 minutes 54 seconds East, 297 .83 Feet to an old iron pipe, said point being in the South line of Lot 20-B as shown on the plat of A Re-subdivision of Section 14, River Hills Industrial Park as recorded in Book 4955, Page 91, in the Register's Office of Davidson County, Tennessee;

Thence, South 85 degrees 03 minutes 29 seconds East, 96.47 Feet to an old iron rod in the West line of said Lot 2 River Hills Industrial Park;

Thence, with said line, South 07 degrees 42 minutes 07 seconds West, 296.45 Feet to the point of beginning and containing 27,780 Square Feet or 0.64 Acres.

Parcel 2:

Being a lot or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point in the center of the Lebanon Turnpike, now Road, at the southwest corner of the abovementioned land; thence eastwardly along the center of said Turnpike (Road), 95 feet to a point; thence northwardly and parallel with the west boundary of said land abovementioned that was conveyed to J.B. Powell, a distance of 350 feet to a stake; thence westwardly at right angles a distance of 95 feet, more or less, to a stake; thence southwardly along said J.B. Powell's west boundary line a distance of 350 feet, more or less, to the point of beginning.

Parcel 2 also being the same property described as follows:

Being a parcel of land located in Davidson County Tennessee, and being more particularly described as follows:

Beginning at the Southeast corner of the herein described tract at an old iron rod, said point defining the Northerly Right-of-Way of Lebanon Pike; Thence, along said Right-of-Way with a curve turning to the left with an arc length of 95.10 feet, with a radius of 724.03 feet, with a chord bearing of S 86 DEGREES 34 MINUTES 11 SECONDS W, and a chord length of 95.04 feet to a concrete monument; Thence, N 06 DEGREES 39 MINUTES 27 SECONDS E 3.54 feet to a concrete monument; Thence, with a curve turning to the left with an arc length of 16.23 feet, with a radius of 1004.93 feet, with a chord bearing of S 88 DEGREES 28 MINUTES 47 SECONDS W, and a chord length of 16.23 feet to the Southeast corner of BODENHAMER FLORIDA PROPERTIES as recorded in Instrument Number 20100216-0011760 in the Register's Office of Davidson County, Tennessee; Thence, N 09 DEGREES 52 MINUTES 31 SECONDS E 284.09 feet to an old iron rod, said point lying in the South line of Lot 20-B of the Resubdivision of Section 14, River Hills Industrial Park as recorded in Book 4955, Page 91, in the Register's Office of Davidson County, Tennessee; Thence, N 07 DEGREES 09 MINUTES 18 SECONDS E 13.52 feet to an old iron pipe; Thence, N 86 DEGREES 55 MINUTES 11 SECONDS E 95.15 feet to an old iron pipe, a common corner with Somerset Development Partners LLC as recorded in Instrument Number 20170822-0086059, in the Registers office of Davidson County, TN; Thence, S 06 DEGREES 41 MINUTES 54 SECONDS W 297.83 feet to the point of beginning, having an area of 30,101 square feet or 0.69 Acres.

Said legal description according to Boundary Survey prepared by Paul G. Weatherford, RLS No. 1941, dated November 14, 2017, and designated as Project No. 17-1119-C.

Parcel 3:

Land located in Davidson County, Tennessee, being Lot Nos. 2 and 3, as shown on the Final Plat of River Hills Industrial Park, of record as Instrument No. 20141124-0108053, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 1600 Lebanon Partners, GP, a Tennessee general partnership, by Deeds of record in Instrument No. 20200422-0042304 & Instrument No. 20210315-0033882, Register's Office for Davidson County, Tennessee.

Also described according to a survey prepared by Paul G. Weatherford, TN RLS #1941, Weatherford and Associates, LLC, dated April 8, 2020, last revised March 12, 2020, Project No. 20-1499, as follows:

Being a tract of land located in Nashville, Davidson County Tennessee being all of the property as conveyed to 1600 Lebanon Partners, GP, a Tennessee General Partnership as recorded in Instrument Number 20200422 0042304, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an old concrete monument, said point being the Southeast corner of Lot 3 of the River Hills Industrial Park subdivision as recorded in Instrument Number 20141124-0108053 in the Register's Office of Davidson County, Tennessee, and defining the North Right-of-Way of Lebanon Pike;

Thence, with said Right-of-Way, N 76°21'55" W, 56.21 Feet to an old iron rod;
Thence, N 14°46'51" E, 4.99 Feet to an old iron rod;
Thence, N 77°39'52" W, 100.72 Feet to an old iron rod;
Thence, N 10°47'24" E, 9.96 Feet to an old iron rod;
Thence, N 78°31'51" W, 32.52 Feet to an old iron rod;
Thence, with a curve turning to the left with an arc length of 186.50 Feet, with a radius of 724.03 Feet, with a chord bearing of N 89°48'50" W, and with a chord length of 185.98 feet to an old concrete monument;
Thence, N 06°39'27" E, 3.54 Feet to an old concrete monument;
Thence, with a curve turning to the left with an arc length of 16.23 Feet, with a radius of 1004.93 Feet, with a chord bearing of S 88°28'47" W, and with a chord length of 16.23 Feet to an old T-Post (0.3' error), said point being the same point as described in Instrument Number 20190614-0057342 in the Register's Office of Davidson County, TN;
Thence, leaving said Right-of-Way, N 09°52'31" E, 284.09 Feet to an old iron rod, said point being the Northeast corner of the property as described in Instrument Number 20190614-0057342 in the Register's Office of Davidson County, TN and lying in the South line of Lot 20-B of the Re-subdivision of Section 14, River Hills Industrial Park as recorded in Book 4955, Page 91, in the Register's Office of Davidson County, Tennessee;
Thence, with said plat, N 07°09'18" E, 13.52 Feet to an old iron pipe;
Thence, N 86°55'11" E, 95.15 Feet to an old iron pipe;
Thence, S 85°03'29" E, 96.47 Feet to an old iron rod;
Thence, N 06°28'35" E, 6.78 Feet to an old iron rod, said point being the Northwest corner of Lot 2 of the River Hills Industrial Park subdivision as recorded in Instrument Number 20141124-0108053 in the Register's Office of Davidson County, Tennessee ;
Thence, with said plat, S 86°00'10" E, 265.00 Feet to an old iron rod, said point being the Northwest corner of Lot 2 of the River Hills Industrial Park subdivision as recorded in Instrument Number 20141124-0108053 in the Register's Office of Davidson County, Tennessee;
Thence, S 13°01'21" W, 164.50 Feet to an old iron rod;
Thence, S 86°21'26" W, 65.22 Feet to an old iron rod;
Thence, S 06°52'55" W, 174.73 Feet to the point of beginning and containing 130,399 Square Feet, or 2.99 Acres.

Address: 1590, 1600, 1602 and 1604 Lebanon Pike, Nashville, Tennessee 37210

Tax ID: 09400004400, 09400004500, 09400020200 and 09400020300