Karen Johnson Davidson County
Batch# 618218 DEEDQC
04/19/2021 01:18:17 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210419-0052081

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
KPCD, LLC et al Attn: Kenneth Powers 1984 Providence Parkway Suite 203A Mt. Juliet, TN 37122	SAME	Map and Parcel No. 09504000600

FOR AND IN CONSIDERATION of the sum of TEN AND NO/lOO ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DONELSON CORNER, LLC,** a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer, quitclaim and convey unto **KPCD, LLC, a Tennessee limited liability company, as to an undivided seventy percent (70%) interest; and to TYNER DEVELOPMENT, LLC, a Tennessee limited liability company, as to an undivided thirty percent (30%) interest, both to hold as tenants in common** (the "Grantees"), their successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 2500 Lebanon Pike, Nashville, Tennessee 37214.

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.

(Signature page to follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 16th day of April, 2021.

DONELSON CORNER, LLC, a Tennessee limited liability company

By: KPCD, LLC, a Tennessee limited liability company

Title: Manager

By: KPCD II, LLC, a Tennessee limited liability Company

Title: Sole Member

By: _____
Kenneth M. Powers, Sole Member

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth M. Powers, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged he is the Sole Member of KPCD, II, LLC, a Tennessee limited liability company, the Sole Member of KPCD, LLC, a Tennessee limited liability company, the Manager of DONELSON CORNER, LLC, a Tennessee limited liability company, and that he as the Sole Member of the Sole Member of the Manager, executed the within instrument for the purposes therein contained by signing the name of the limited liability company in his capacity as the Sole Member of the Sole Member of the Manager.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 16th day of April, 2021.

_____
NOTARY PUBLIC
My Commission Expires: 10/30/2024

ALLISON B JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn before me this 16th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 10/30/2024

ALLISON B JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee; being Lot No. 2 on the Plan of McGavock Pike Kroger, (Donelson Kroger Shopping Center), of record in Instrument No. 200007100067913, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Donelson Corner, LLC, a Tennessee limited liability company, from Nashville Donelson, L.L.C., by Special Warranty Deed, of record in Instrument No. 20161019-0110536, Register's Office for Davidson County, Tennessee.

Together with the easement as set forth in Reciprocal Easement Agreement of record in Instrument No. 20001201-0118108 as amended in Instrument No. 200811120112027, said Register's Office.