This instrument prepared by:
Drew Strobel, Counsel
Scannell Properties
8801 River Crossing Blvd., Suite 300
Indianapolis, IN 46240

Karen Johnson Davidson County
Batch# 646525 DEEDQC
05/28/2021 04:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210528-0072609

Name and Address of New Owner:

Scannell Properties #477, LLC
8801 River Crossing Blvd.
Suite 300
Indianapolis, IN 46240

Send Tax Bills To:

New Owner

QUITCLAIM DEED

For and in Consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged:

Scannell Properties #477, LLC, an Indiana limited liability company

("GRANTOR"), has bargained and sold, and by these presents do quitclaim unto:

Scannell Properties #477, LLC, an Indiana limited liability company

("GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), described as follows, to wit:

See attached Exhibit A.

To Have and to Hold the Property with the appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

The purpose of this Quitclaim Deed is to consolidate Map/Parcel # 059-000-063.00 and Map/Parcel # 059-000-224.00 into one parcel.

"GRANTOR"

SCANNELL PROPERTIES #477, LLC
an Indiana limited liability company

By: _____
Marc D. Pfleging, Manager

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said county and state, personally appeared Marc D. Pfleging, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the Manager of Scannell Properties #477, LLC, an Indiana limited liability company, who having first been duly sworn and being authorized so to do, acknowledged the execution of the foregoing instrument for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this 26th day of May, 2021.

JOY R. JACKSON
Notary Public, State of Indiana
Hamilton County
SEAL
Commission Number 691848
My Commission Expires
November 23, 2024

_____
Signature
Joy R. Jackson
Printed

My Commission Expires: 11/23/24
My County of Residence: Hamilton

AFFIDAVIT AS TO CONSIDERATION

STATE OF INDIANA
COUNTY OF MARION

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

JOY R. JACKSON
Notary Public, State of Indiana
Hamilton County
SEAL
Commission Number 691848
My Commission Expires
November 23, 2024

_____
Affiant
Marc D. Pfleging

Subscribed and sworn to before me this 26th day of May, 2021.

_____
Notary Public
Printed: Joy R. Jackson

My Commission Expires: 11/23/24
My County of Residence: Hamilton

EXHIBIT A

Legal Description of the Property

Land situated in the 2nd Council District of Davidson County, Tennessee, being parcels 63 & 224 on tax map 59, and being more particularly described as follows:

Commencing at the intersection of Lane Drive and Whites Creek Pike, thence in a northwesterly direction, an approximate distance of 1511+/- feet to an iron rod set along the southwesterly margin of Whites Creek Pike, at the northwest corner of All Waste Onsite, LLC, Instrument Number 20190807-0078362, in the Register's Office for Davidson County (R.O.D.C., TN) at the southeast corner of right of way dedication of record in instrument number 20210113-0005863, R.O.D.C., TN;

Thence leaving the margin with said line, South 57 degrees, 12 minutes, 55 seconds West, a distance of 7.56 feet to an iron rod set, being at the northeast corner of the subject property, at approximate Tennessee state plane coordinate location of, N:690,086.30 E:1,729,829.04, and being the point of beginning of herein described property;

Thence leaving the margin with said line, South 57 degrees, 12 minutes, 55 seconds West, a distance of 1018.77 feet to an iron rod found by Dale & Associates at the northwest corner of Harvey W. Coombs, Instrument Number 20190226-0017150;

Thence with said line, South 05 degrees, 56 minutes, 15 seconds West, a distance of 299.84 feet to an iron rod found by Dale & Associates along the northerly line of Section 3 of Haynes Manor, of record in Plat Book 4175, Page 11, R.O.D.C.,TN;

Thence with the northerly line of lots 346 thru 342, North 84 degrees, 03 minutes, 33 seconds West, a distance of 338.43 feet to an iron rod set at the northeast corner of lot 42 of Section 1, Royal Garden Estates, of record in Plat Book 3700, Page 29, R.O.D.C., TN;

Thence with the northerly line of lots 42 through 39, North 84 degrees, 21 minutes, 43 seconds West, a distance of 387.51 feet to an iron rod set at the northeast corner of lot 38;

Thence with said line North 84 degrees, 12 minutes, 05 seconds West, a distance of 154.80 feet to a 1/4" iron rod found having no cap, on the rear line of lot 44, Section 1 of Ewing Valley, of record in Plat Book 4300, Page 167, R.O.D.C.,TN;

Thence with lots 44 & 45 of section 1 and 46 thru 50 of Section 2 of Ewing Valley of record in Plat Book 4300, Page 184, R.O.D.C.,TN, North 29 degrees, 11 minutes, 48 seconds East, a distance of 510.37 feet to a 5/8" iron rod found having no cap;

Thence with said line, North 60 degrees, 45 minutes, 10 seconds West, a distance of 143.73 feet to a 5/8" leaning iron rod found having no cap;

Thence with said line, South 29 degrees, 18 minutes, 48 seconds West, a distance of 15.01 feet to an iron rod set on the easterly margin of Garrison Drive;

Thence with said line, North 60 degrees, 51 minutes, 59 seconds West, a distance of 94.39 feet to a 120 penny nail found at the south most corner of BT-OH,LLC, of record in Instrument Number 20171005-0102522, R.O.D.C.,TN;

Thence leaving the subdivision and with said line, North 67 degrees, 07 minutes, 12 seconds East, a distance of 1510.70 feet to an iron rod set on the southwesterly margin of Whites Creek Pike;

with the margin of Whites Creek Pike for the next four (4) calls;
thence, South 41°36'32" East, a distance of 15.79 feet to an iron rod set;
thence, South 85°36'33" East, a distance of 2.11 feet to an iron rod set;
thence, South 42°05'57" East, a distance of 237.03 feet an iron rod set;
thence, South 41°42'31" East, a distance of 250.49 feet to the point of beginning of herein described land, having an area of 1,062,750.20 square feet or 24.40 acres more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on May 12, 2021 and is based on survey work conducted by Dale and Associates in January of 2020, under project number 19146;

Being land conveyed to Scannell Properties #477, LLC, and Indiana limited liability company, by Special Warranty Deed, dated December 14 2020, from M&R Land CO. LLC, a Tennessee limited liability company, an undivided 33.3% interest; and Room in the Inn, a Tennessee nonprofit corroboration, an undivided 66.7% interest, of record in Instrument Number 20201222-0152004, R.O.D.C.,TN;

True Copy Certification

I, Cathy Hesseltine, 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.

Signature

State of Illinois

County of Will

Personally appeared before me Heather Peterson a notary public for this county and state, Cathy Hesseltine who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/6/2023
Notary' Seal (if on paper)

HEATHER R. PETERSON
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Dec 06, 2023