Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Oracle America, Inc. 500 Oracle Parkway Redwood City, California 94065	Map/Parcel No. 082-060-068.00	Same Address As New Owner
This instrument prepared by Bradley Arant Boult Cummings, LLP (JTT) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, IMI TENNESSEE, LLC, an Indiana limited liability company, successor by conversion to IMI Tennessee, Inc., (the "**Grantor**"), hereby sells, assigns, and quitclaims to ORACLE AMERICA, INC., a Delaware corporation ("**Grantee**"), Grantee's successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all buildings, structures, fixtures and other improvements located on such real property (excluding any personal property and trade fixtures of Grantor and the fixtures and items set forth on Exhibit B), and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (all of the foregoing being collectively referred to as the "**Property**").

This is improved property located 1433 Cowan Court, Nashville, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch# 648193 **DEEDQC**
06/02/2021 01:43:00 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210602-0074040

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF Bergen

The actual consideration for this transfer is $0.00

Affiant

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

Notary Public
My Commission Expires: 01/13/2026

JESSICA MENA
NOTARY PUBLIC OF NEW JERSEY
Commission # 50148357
My Commission Expires 01/13/2026

4815-4600-3123.1

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the 1st day of June, 2021.

IMI TENNESSEE, LLC

By: _____

Name: Cris Mabbitt

Title: President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Chris Raybeck, of the state and county aforesaid, personally appeared Cris Mabbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged her/himself to be the President of IMI Tennessee, LLC, the within named bargainor, an Indiana limited liability company, and that s/he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by her/himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26th day of May, 2021.

_____

Notary Public

My Commission Expires: 7/5/21

CHRIS RAYBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

Exhibit A
Property Description

A PARCEL OF LAND LYING IN THE FIFTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND LYING IN THE SOUTHERN MARGIN OF COWAN COURT, AT THE NORTHWESTERN CORNER OF THE 1429 COWAN PARTNERS, LLC PROPERTY, INSTRUMENT NUMBER 20190311 0021734, REGISTERS OFFICE DAVIDSON COUNTY (HEREAFTER RODC), AND AT TENNESSEE STATE PLANE COORDINATES NORTH: 674,977.18 FEET, AND EAST: 1,738,446.40 FEET, NAD83(2011); THENCE LEAVING SAID STREET AND ALONG THE WESTERN BOUNDARY OF SAID 1429 COWAN PARTNERS, LLC PROPERTY IN PART, AND THEN ALONG AND BEYOND THE WESTERN BOUNDARY OF THE ADVANCE PLATING, INC. PROPERTY, SOUTH 9°42'52" EAST, PASSING THROUGH A CAPPED IRON ROD SET AT 232.38 FEET, THE SOUTHWESTERN CORNER OF SAID 1429 COWAN PARTNERS, LLC PROPERTY, AND THEN FROM THERE PASSING THROUGH AN IRON PIN FOUND AT THE SOUTHWESTERN CORNER OF SAID ADVANCE PLATING, INC. PROPERTY AT 440.15 FEET, AND BEYOND THAT CORNER ANOTHER 52.19 FEET, FOR A TOTAL DISTANCE OF 724.72 FEET TO A CAPPED IRON ROD SET NEAR THE SOUTH BANK OF A DRAINAGE INLET AREA; THENCE GENERALLY ALONG THE BANK OF SAID DRAINAGE AREA, NORTH 83°03'21" WEST, 425.00 FEET; THENCE SOUTH 21°10'39" WEST, 85.00 FEET TO A POINT NEAR THE TOP OF THE EASTERN BANK OF THE CUMBERLAND RIVER; THENCE DOWN THE SLOPE OF THE RIVER BANK AT A SKEW, SOUTH 73°58'39" WEST, 75.00 FEET TO A POINT NEAR THE EASTERN EDGE OF THE RIVER; THENCE NORTH 83°03'21" WEST, 162.19 FEET TO A POINT IN THE RIVER; THENCE NORTH 2°00'39" EAST, 162.26 FEET TO A POINT IN THE RIVER AT THE SOUTHWESTERN CORNER OF THE 520 COWAN, LP PROPERTY, INSTRUMENT NUMBER 20170306 0021665, RODC; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID 520 COWAN, LP PROPERTY, SOUTH 83°03'21" EAST, 416.14 FEET TO A CAPPED IRON ROD SET AT THE SOUTHEASTERN CORNER OF SAID COWAN, LP PROPERTY; THENCE ALONG THE EASTERN BOUNDARY OF SAID COWAN, LP PROPERTY, NORTH 2°31'09" WEST, 613.97 FEET TO AN IRON PIN FOUND; THENCE CONTINUING ALONG THE EASTERN BOUNDARY OF SAID COWAN, LP PROPERTY, NORTH 40°12'57" EAST, 45.49 FEET TO A CAPPED IRON ROD SET IN THE SOUTHERN MARGIN OF THE AFOREMENTIONED COWAN COURT; THENCE ALONG SAID STREET, SOUTH 83°19'04" EAST, 143.20 FEET TO THE POINT OF BEGINNING, CONTAINING 199,626 SQUARE FEET, OR 4.583 ACRES.

Being the same property conveyed to Grantor, successor by conversion to IMI Tennessee, Inc., formerly known as New Albany Concrete Service, Inc. by deeds of record in Book 10045, page 686 and Instrument Number 200908240079326. The said New Albany Concrete Service Inc., changed its name to IMI Tennessee, Inc. by Articles of Amendment of record in Instrument No. 200908240079325.

Exhibit B
Excluded Property

Silo #1
Silo#2
Water Tank
Water Tank
Mixer
Cement Scale And Augers
Load and Go and Conex
Storage Conex
Storage Conex
Storage Conex
Storage Conex
Aggregate Scale Section
Ground Bins
Ground Bins
Conveyors
Conveyors
Conveyors
Structure For Silos
Structure For Silos
Structure For Silos
Charge Conveyor
Fluids and Block Molds
Fuel Tank
Admix Conex
Admix Tanks And Water Heater
950m Loader
928 Loader
Miscellaneous Walkways and Platforms
Structure I beams
Washdown Stands