Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Oracle America, Inc. 500 Oracle Parkway Redwood City, California 94065	Map/Parcel No. 082-060-085.00	Same Address As New Owner
This instrument prepared by Bradley Arant Boult Cummings, LLP (JTT) 1600 Division Street, Suite 700, P.O. Box 340025, 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, ADVANCED PLATING, INC., a Tennessee corporation, (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, 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 1425 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# 648202 DEEDQC
06/02/2021 01:49:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210602-0074059

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this 21st day of May, 2021.

Notary Public
My Commission Expires: _____

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

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

ADVANCED PLATING, INC.

By: Steven R Tracy
Name: Steven R. Tracy
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Richard W. Sebastian, of the state and county aforesaid, personally appeared Steven R. Tracy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of Advanced Plating, Inc., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 21st day of May, 2021.

Notary Public
My Commission Expires: 1/3/23

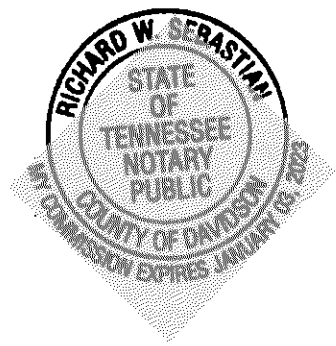


Exhibit A
Property Description

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 700 COWAN PARTNERS, LLC PROPERTY, INSTRUMENT NUMBER 20180110 0003406, REGISTERS OFFICE DAVIDSON COUNTY (HEREAFTER RODC), AND AT TENNESSEE STATE PLANE COORDINATES NORTH: 674,951.88 FEET, AND EAST: 1,738,653.53 FEET, NAD83(2011); THENCE LEAVING SAID STREET AND ALONG THE WESTERN BOUNDARY OF SAID 700 COWAN PARTNERS, LLC PROPERTY, SOUTH 9°44'45" EAST, 672.53 FEET TO A CONCRETE MONUMENT FOUND; THENCE LEAVING THE WESTERN BOUNDARY OF SAID 700 COWAN PARTNERS, LLC PROPERTY, NORTH 83°03'59" WEST, 209.03 FEET TO AN IRON PIN FOUND LYING IN THE EASTERN BOUNDARY OF THE IMI TENNESSEE, INC. PROPERTY; THENCE ALONG THE EASTERN BOUNDARY OF SAID IMI TENNESSEE, INC. PROPERTY, NORTH 9°42'52" WEST, 440.15 FEET TO A CAPPED IRON ROD SET AT THE SOUTHWESTERN CORNER OF THE 1429 COWAN PARTNERS, LLC PROPERTY, INSTRUMENT NUMBER 20190311 0021734, RODC; THENCE LEAVING THE EASTERN BOUNDARY OF SAID IMI TENNESSEE, INC. PROPERTY AND ALONG THE SOUTHERN BOUNDARY OF SAID 1429 COWAN PARTNERS, LLC PROPERTY, NORTH 80°20'56" EAST, 170.01 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHEASTERN CORNER OF SAID 1429 COWAN PARTNERS, LLC PROPERTY; THENCE ALONG THE EASTERN BOUNDARY OF SAID 1429 COWAN PARTNERS, LLC PROPERTY, NORTH 9°45'21" WEST, 181.69 FEET TO AN IRON PIN FOUND LYING IN THE SOUTHERN MARGIN OF THE AFOREMENTIONED COWAN COURT AT THE NORTHEASTERN CORNER OF SAID 1429 COWAN PARTNERS, LLC PROPERTY; THENCE ALONG SAID STREET, SOUTH 83°00'26" EAST, 31.34 FEET TO THE POINT OF BEGINNING, CONTAINING 99,370 SQUARE FEET OR 2.281 ACRES.

Being the same property conveyed to Grantor by deed from NB Acquisition Corporation nka North Bros., Inc. recorded February 6, 1998, in Book 10785, Page 34, said Register's Office.