Karen Johnson Davidson County
Batch# 689076 DEEDQC
08/02/2021 03:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210802-0103816

THIS INSTRUMENT PREPARED BY: **Brandi Maiorino, Esq.** **Maynard Cooper & Gale, PC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 28 day of July, 2021. Notary Public My Commission Expires: 1-3-2023

LINDA L MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-03-2023

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
KPCD, LLC 1982 Providence Parkway, Ste 256 Mt. Juliet, TN 37122	New Owners	095-04-0-008.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DONELSON CORNER, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby quitclaim, transfer 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 (collectively, the "**Grantee**"), 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 2510 Lebanon Pike, Nashville, Tennessee 37214.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender be applicable to all genders.

* * *

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 30 day of July, 2021.

GRANTOR:

DONELSON CORNER, LLC, a Tennessee limited liability company

By: KPCD, LLC, its Manager
By: KPCD II, LLC, its Sole Member

By: _____
Kenneth Powers, Sole Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Powers, 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 Sole Member of KPCD II, LLC, the Sole Member of KPCD, LLC, the Manager of Donelson Corner, LLC, the within named bargainor, a Tennessee limited liability company, and that he, on behalf of the company, as Sole Member of the Sole Member of the Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Sole Member of the Sole Member of the Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26 day of July 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10/30/2024

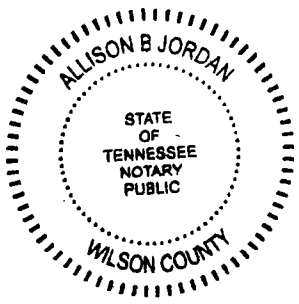


EXHIBIT A

The Property

Land in Davidson County, Tennessee; Being Lot 3 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 made for a more complete description.

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

True Copy Certification

I, Matt Foster, 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 on July 30, 2021.

Signature

Date: July 30, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster 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: 01/08/2024
Notary Seal

