Karen Johnson Davidson County
Batch# 691538 DEEDQC
08/05/2021 02:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210805-0105665

QUITCLAIM DEED

FROM: George N. Spiva

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Evie Enterprises

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Evie Enterprises 4121 Hillsboro Pike, Suite 302 Nashville, TN 37215	Same	075-165.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 3rd day of ~~June~~ August, 2021.

Notary Public

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

My Commission Expires:_____

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George N. Spiva**, an individual (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto **Evie Enterprises. a Tennessee general partnership** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 3rd day of ~~June~~ August, 2021.

GRANTOR:

George N. Spiva

STATE OF CALIFORNIA)
)
COUNTY OF Santa Barbara)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared George N. Spiva, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 3rd day of Aug., 2021.

NOTARY PUBLIC

My Commission Expires: Feb. 25, 2023

ARIANA MARTINEZ
Notary Public - California
Santa Barbara County
Commission # 2278790
My Comm. Expires Feb 25, 2023

202108050105665

EXHIBIT A

PROPERTY DESCRIPTION

PROPERTY LOCATED IN THE 12TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE FINAL PLAT TO HERMITAGE MARKET PLACE, THIRD REVISION, OF RECORD IN PLAT BOOK 8250, PAGE 855, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY WAMBLE AND ASSOCIATES, PLLC, ON JANUARY 27, 1998, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO WAL-MART PROPERTIES, INC., OF RECORD IN BOOK 5932, PAGE 557, R.O.D.C. TN, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE FOLLOWING THE SOUTH LINE OF SAID WAL-MART PROPERTY; SOUTH 83° 45' 32" EAST 63.42 FEET TO AN IRON ROD (NEW), BEING THE SOUTHEAST CORNER OF WAL-MART, ALSO BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT ELECTRIC POWER BOARD OF RECORD IN BOOK 3922, PAGE 468, R.O.D.C. TN; THENCE, FOLLOWING THE SOUTH LINE OF METROPOLITAN GOVERNMENT PROPERTY, SOUTH 83° 48' 00" EAST 304.75 FEET TO AN IRON ROD, (OLD), BEING A COMMON CORNER WITH LOT NO. 2 OF HERMITAGE MARKET PLACE; THENCE, FOLLOWING THE COMMON LINE WITH LOT NO. 2, SOUTH 00° 08' 34" WEST 180.84 FEET TO AN IRON ROD (OLD), BEING A COMMON CORNER WITH LOT NO. 1A OF HERMITAGE MARKET PLACE; THENCE FOLLOWING THE COMMON LINE WITH LOT NO. 1A, SOUTH 89° 59' 43" WEST 151.05 FEET TO AN IRON ROD (OLD); THENCE, SOUTH 55° 57' 48" WEST 81.55 FEET TO AN IRON ROD (OLD), BEING A NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09° 32' 04", A RADIUS OF 1,829.86 FEET, AN ARC LENGTH OF 304.51 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 28° 53' 13" WEST, 304.15 FEET TO THE POINT OF BEGINNING, CONTAINING 63,400 SQUARE FEET, OR 1.46 ACRES.

TOGETHER WITH ALL APPURTENANT RIGHTS AND EASEMENTS INCLUDING BUT NOT LIMITED TO, THOSE CONTAINED IN THE DECLARATION OF EASEMENTS, RESTRICTIVE COVENANTS, RESTRICTIONS AND CONDITION OF RECORD IN BOOK 10202, PAGE 607, AND THOSE CONTAINED IN RECIPROCAL CROSS PARKING EASEMENT AGREEMENT OF RECORD IN BOOK 10741, PAGE 821, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GEORGE N. SPIVA FROM STORE MASTER FUNDING IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NO. 20181030-0107369, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO DESCRIBED AS:

BEING ALL OF THAT CERTAIN REAL PROPERTY LOCATED IN THE 12TH COUNCILMANIC OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND, LOCATED ON THE NORTHEASTERN RIGHT-OF-WAY OF OLD HICKORY BOULEVARD (165' PUBLIC R/W) AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY IMPERIAL CATERING COMPANY, INC. (DEED BOOK 20010720, PAGE 77197), THENCE RUNNING WITH THE NORTHEASTERN RIGHT-OF-WAY OF SAID OLD HICKORY BOULEVARD WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1829.86' AND A ARC LENGTH OF 304.36', ALSO HAVING A CHORD BEARING AND DISTANCE OF N 28°51'54" W 304.01 FEET TO A 1/2" REBAR FOUND (BENT) AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY WLM RETAIL TRUST (DEED BOOK 8456, PAGE 59), THENCE RUNNING ALONG THE COMMON LINE OF WLM RETAIL TRUST S 83°57'05" E 63.13 FEET TO A 1/2" REBAR FOUND AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY METRO GOVERNMENT NE POWER BOARD (DEED BOOK 3922, PAGE 468), THENCE RUNNING WITH THE COMMON LINE OF SAID METRO GOVERNMENT NE POWER BOARD S 83°48'00" E 304.82 FEET TO A 1/2" REBAR FOUND AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY UP PROPERTIES OF TENNESSEE, LLC (DEED BOOK 20030407, PAGE 45695), THENCE RUNNING WITH THE COMMON LINE OF SAID UP PROPERTIES OF TENNESSEE, LLC S 00°08'02" W 180.88 FEET TO A NAIL FOUND AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY IMPERIAL CATERING COMPANY, INC., THENCE RUNNING WITH SAID IMPERIAL CATERING COMPANY, INC. S 89°57'55" W 151.01' TO A NAIL FOUND, THENCE S 55°57'25" W 81.62 FEET TO A 1/2" REBAR FOUND, THE POINT OF BEGINNING, CONTAINING 1.456 ACRES OR 63,419 SQUARE FEET, MORE OR LESS, ACCORDING TO A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR STORE CAPITAL, 5000 OLD HICKORY BOULEVARD, HERMITAGE, TN (FAMOUS DAVE'S RESTAURANT)", DATED JULY 11, 2013, PREPARED BY BARRETT SURVEYING GROUP, LLC, BEARING JOB NO. 13-06-05-2 1002.

TOGETHER WITH ALL APPURTENANT RIGHTS AND EASEMENTS INCLUDING, BUT NOT LIMITED TO, THOSE CONTAINED IN THE DECLARATION OF EASEMENTS, RESTRICTIVE COVENANTS, RESTRICTIONS AND CONDITIONS OF RECORD IN BOOK 10202, PAGE 607, AND THOSE CONTAINED IN RECIPROCAL CROSS PARKNG EASEMENT AGREEMENT OF RECORD IN BOOK 10741, PAGE 821, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Bryan D. Spicer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 3, 2021 (date of document).

Affiant Signature

August 4, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL