Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Robert Lee Stewart and Sarita Martin Stewart, Co-Trustees 3601 Richland Ave Nashville, TN 37205	**Map: 148 Parcel: 33**	**SAME**

Karen Johnson Davidson County
Batch# 729981 DEEDQC
10/04/2021 03:29:50 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211004-0133382

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Robert L. Stewart and wife, Sarita M. Stewart, as tenants by the entirety** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Robert Lee Stewart and Sarita Martin Stewart, Co-Trustees of The Stewart Family Revocable Trust dated September 23rd, 2021** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

Metro Public Works recognizes the following addresses for this improved property: **2001 Antioch Pike, Antioch, Tennessee 37013, and 105 Haywood Lane, Antioch, Tennessee 37013.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 23rd day of September 2021.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Lucy Ralph
Notary Public
My Commission Expires: 7-7-25

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property set forth on Exhibit B attached hereto and mad a part hereof for all purposes (collectively the "Restrictions") and subject to those exceptions set forth on Exhibit B-1 attached hereto and made a part hereof for all purposes (collectively, together with the Restrictions, the "Permitted Exceptions").

Robert L. Stewart and Robert Lee Stewart being one and the same person.

Sarita M. Stewart and Sarita Martin Stewart being one and the same person.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 23rd day of September, 2021.

ROBERT LEE STEWART

SARITA MARTIN STEWART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Lee Stewart and Sarita Martin Stewart,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 23rd day of September, 2021.

Notary Public

My Commission Expires:
7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Peterbilt Subdivision, of record in Plat Book 5200, page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert L. Stewart and wife, Sarita M. Stewart from Geneva Holdings, Inc., a North Carolina corporation, by Special Warranty Deed filed for record on May 19, 2008, Instrument Number 20080519-0050954, Register's Office for Davidson County, Tennessee.

Together with that certain 50 foot easement for ingress and egress described in the instrument of record in Book 5220, Page 638, Register's Office for Davidson County, Tennessee and as depicted and shown by the Plat of record in Plat Book 5200, Page 13, said Register's Office.

EXHIBIT B

RESTRICTIONS

By their acceptance of this Special Warranty Deed, Grantees acknowledge and agree that the Property shall be subject to the following restrictions, which are hereby imposed thereon by Grantor as the affiliate of Geneva Nashville RE, LLC, the owner of the adjoining property (the adjoining property being Lot No. 1 on the Plat of Peterbilt Subdivision, of record in Plat Book 5200, page 13, Register's Office for Davidson County, Tennessee) (hereinafter, "the Benefitted Property"), and as the affiliate of Geneva, LLC, dba Covington Power Services, the entity that will occupy the adjoining property:

1. The Property shall not be used for any of the following uses or for uses that fall within any of the following categories, even though such use may be permitted under applicable zoning regulations, without the prior written consent of the owner of the Benefitted Property:

(a) any use competitive with Grantor's affiliate, i.e., as a facility for: the sale or service of: trucks, buses or other vehicles, diesel engines, transmissions, or generators; or for the sale of parts for any of the foregoing;

(b) any use that emits or generates: an obnoxious odor; excessive noise, litter, dust or dirt; or flashing, "strobe" or neon lights, insofar as any of the foregoing items can be heard, smelled or seen outside of any improvements on the Property;

(c) any massage parlor;

(d) any establishment featuring strip tease, nude, "topless," or similar adult entertainment;

(e) any establishment that devotes more than a minor or incidental portion of its floor area to sexually explicit or pornographic materials or receives more than a minor or incidental portion of its gross revenues from the sale of such materials;

(f) any establishment that sells paraphernalia for illegal drug use;

(g) any nightclub, discotheque, dance hall or barroom whose sales of food do not constitute at least thirty percent (30%) of its gross sales, except for a barroom within a hotel, a barroom devoted primarily to sales of wine, and a brewpub;

(h) any billboard; and/or

(i) any outdoor advertising sign or structure for use by, for the benefit of, or related to, any business or entity other than Grantees' commercial cleaning business or the business of any tenant occupying all or a portion of the improvements on the Property.

2. Nothing contained herein shall be deemed to prohibit the Grantees from installing signs on the Property, including illuminated signs, so long as those signs comply with the other terms of these restrictions and all applicable laws and regulations.

3. Any written consent with respect to a use for the Property delivered by a prior record owner of the Benefitted Property shall be binding upon any subsequent record owner of the Benefitted Property provided that such use is in effect at the time the record owner obtained title to the Benefitted Property.

4. The restrictions set forth herein shall run with the land and shall be binding upon Grantees, their heirs, successors and assigns, and any lessees, sublessees, licensees or other occupants of the Property, and shall inure to the benefit of Grantor, its successors, assigns and affiliates, including any subsequent owners of the Benefitted Property. For purposes hereof, "affiliates" shall be deemed to mean (i) Geneva Nashville RE, LLC; (ii) Geneva, LLC, dba Covington Power Services; (iii) any person or entity directly or indirectly controlling, controlled by, or under common control with, Grantor; (iv) any person or entity who owns or controls, or is owned or controlled by, in whole in part, Grantor; (v) any person or entity owning or controlling 50% or more of the voting securities or interest of such other person or entity, or (v) any officer, director, member, shareholder or partner of such person or entity.