Karen Johnson Davidson County
Batch# 737943 DEEDQC
10/15/2021 03:24:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211015-0139178

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Octane Partners LebFess, LLC 5608 Stanford Ct Nashville, TN 37215	Same	094-10-0-002.00 094-10-0-003.00 094-10-0-004.00 094-10-0-005.00 094-10-0-051.00 094-10-0-052.00 094-10-0-053.00 094-14-0-002.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JMJ ENTERPRISES, INC., a Tennessee corporation (the "Grantor"), hereby quitclaims and conveys to OCTANE PARTNERS LEBFESS, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, al its interest in the parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 13 day of October, 2021.

JMJ ENTERPRISES, INC.

By: _____
Name: Mary James
Title: Principal / Secretary

STATE OF TN)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Mary James, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Secretary of JMJ Enterprises, Inc., a corporation, the within named bargainor, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 13 day of October, 2021.

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

_____
Notary Public

My Commission Expires:_____

[Signatures Continued on the Following Page]

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 13 day of October, 2021.

Notary Public

My Commission Expires: 08-24-2024



EXHIBIT A

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located southeasterly of the U.S. Highway 70 (State 24, Lebanon Pike) and Rucker Avenue intersection and being all of the Maruti Corporation Property as recorded in Deed Book 10994, Page 397, Register's Office of Davidson County, Tennessee and also being all of the JMJ Enterprises, Inc. Property as recorded in Instrument #20171024-0108970 and 20171024-0108971, Register's Office of Davidson County, Tennessee, and part of Lots 9 and 10 of the Lewis Plan as recorded in Plat Book 21, Page 92, Register's Office of Davidson County, Tennessee, and Lots B, 1, 2, 3, 4, 5, 6, 13, 14 and 15 on the Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision as recorded in Plat Book 332, Page 170, Register's Office of Davidson County, Tennessee also being a portion of Public Alley #2058 as closed by Ordinance No. BL2021-649 and a portion of Public Alley #2058 and a portion of White Avenue as closed by Ordinance No. BL2020-539 and being more particularly described as follows:

BEGINNING at a new masonry nail and brass disk monument in the southerly right-of-way of U.S. Highway 70 (State 24, Lebanon Pike) and easterly right-of-way of Rucker Avenue, said monument also being the northwesterly corner common to Lot B on the Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision;

Thence leaving said easterly right-of-way of Rucker Avenue and continuing along withthe southerly right-of-way of U.S. Highway 70 (State 24, Lebanon Pike) N 85°06'52" E a distance of 347.33' to a new iron pin monument, said monument being the northwesterly corner common to The Catholic Diocese of Nashville Property as recorded in Instrument #20200204-0013131, Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of U.S. Highway 70 (State 24, Lebanon Pike) and continuing along with the westerly line of The Catholic Diocese of Nashville Property, S 10°20'09" W a distance of 175.00' to a new iron pin monument, said monument being the northerly right-of-way of Public Alley #2058 (Closed by Ordinance No. BL2020-539);

Thence continuing across Public Alley #2058, S 26°25'06" E a distance of 16.13' to a new iron pin monument, said monument being the northwesterly corner common to Lot 7 of Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision as recorded in Plat Book 332, Page 170, Register's Office of Davidson County, Tennessee;

Thence leaving said Public Alley #2058 and continuing along with the westerly line of Lot 7 of Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision, S 10°20'09" W a distance of 150.00' to an existing 3/8" iron pin monument, said monument being the northerly right-of-way of White Avenue (Closed by Ordinance No. BL2020-539);

Thence leaving said Lot 7 of Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision and continuing along with a portion of White Avenue the following three calls: S 04°53'08" E a distance of 20.00' to a new iron pin monument;

Thence S 85°06'52" W a distance of 115.88' to a new iron pin monument;

Thence S 04°53'08" E a distance of 20.00' to a new iron pin monument, said monument being the northwesterly corner common to Lot 12 of Map of W.M. Omohundro's Subdivision of Lot No. 17 and

parts of No. 9 & 10 of W.B. Lewis' Subdivision as recorded in Plat Book 332, Page 170, Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of White Avenue and continuing along with the westerly line of Lot 12 of Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision, S 10°20'09" W a distance of 149.82' to a new iron pin monument, said monument being the northerly right-of-way of Public Alley #2056;

Thence leaving said Lot 12 of of Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision and continuing along with the northerly right-of-way of Public Alley #2056, S 85°06'52" W a distance of 96.35' to a new iron pin monument, said monument being the easterly right-of-way of Rucker Avenue;

Thence leaving said northerly right-of-way of Public Alley #2056 and continuing along with the easterly right-of-way of Rucker Avenue, N 06°42'38" W a distance of 513.42' to a new masonry nail and brass disk monument in the southerly right-of-way of U.S. Highway 70 (State 24, Lebanon Pike), which is the point of beginning, having an area of 124,305 square feet, 2.85 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated July 20, 2021.

Being part of the same property conveyed to JMJ Enterprises, Inc., a Tennessee Corporation by Warranty Deeds of record in Instrument No. 20171024-0108971 and 20171024-0108970, Register's Office for Davidson County, Tennessee. Reference is also had to Metro Ordinances BL2020-539 and BL2021-649.

31388022.1

Certificate of Authenticity

I, Heather Wood, 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 October 13, 2021.

Date

Heather Ward

Affiant Signature

October 13, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of October, 2021.

Lisa Farris

Notary's Signature

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024