Karen Johnson Davidson County
Batch# 758625 DEEDQC
11/19/2021 03:49:16 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211119-0154415

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Tyner Development, LLC Attn: William Tyner 4040 Planters Trail Mt. Juliet, TN 37122	SAME	Map and Parcel No. 095-04-0-241.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including but not limited to assumption of a Note dated October 4, 2019 payable to Wilson Bank and Trust, which is secured by a Deed of Trust, Assignment of Leases and Security Agreement, executed by Donelson Corner, LLC to Randall Clemons, Trustee, held for the benefit of Wilson Bank & Trust, of record in Instrument No. 20191008-0102863 in the Register's Office for Davidson County, Tennessee, **KPCD, LLC,** a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer, quitclaim and convey unto **TYNER DEVELOPMENT, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 2512 Lebanon Pike, Nashville, Tennessee 37214.

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

(Signature Page to Follow)

WITNESS Grantor's hand, this 15th day of ~~October~~ November, 2021.

KPCD, LLC, a Tennessee limited liability company

By: KPCD II, LLC, a Tennessee limited liability company, its Sole Member

By: _____
Kenneth M. Powers

Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared Kenneth M. 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, a Tennessee limited liability company, the Sole Member of **KPCD, LLC,** a Tennessee limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the company in his capacity as the Sole Member of KPCD II, LLC.

Witness my hand and seal this 15th day of ~~October~~ November, 2021.

_____
Notary Public

My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 15th day of ~~October,~~ November 2021.

NOTARY PUBLIC

My Commission Expires:

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee; being Lot No. 4 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 hereby made for a more complete description.

Being the property conveyed to 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, as tenants in common, from Donelson Corner, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20211112-0151215, Register's Office for Davidson County, Tennessee.