Karen Johnson Davidson County
Batch# 763667 DEEDQC
12/01/2021 09:33:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211201-0158453

This instrument was prepared by:
N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
1130 Davidson, LP 255 Glenville Road Greenwich, CT 06831	Same
Map & Parcel No.: 094 05 0 107.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **FULL THROTTLE RACE PARTS LLC, a Tennessee limited liability company** (erroneously identified as Full Throttle Race Parts, a Tennessee limited liability company, in deed of record Instrument No. 20100709-0054002, in the Register's Office for Davidson County, Tennessee) ("Grantor") does hereby quitclaim and conveys unto **1130 DAVIDSON, LP, a Tennessee limited partnership** ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property located at 1130 Davidson Street, Nashville, TN 37213.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE PAGE TO FOLLOW.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of November, 2021.

GRANTOR:

FULL THROTTLE RACE PARTS LLC,
a Tennessee limited liability company

By: _____

Its: Member

(STATE OF TN)
)
(COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ronald Kelly, 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 Member (or other officer authorized to execute the instrument) of **FULL THROTTLE RACE PARTS LLC,** the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Member.

Witness my hand and seal, at Office in Nashville, TN, this 17 day of November, 2021.

_____
Notary Public
My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

4883-6536-5763

Connecticut

STATE OF ~~TENNESSEE~~)
COUNTY OF Fairfield)

The actual consideration for this transfer is $00.

AFFIANT

Subscribed and sworn to before me this 17th day of November, 2021.

NOTARY PUBLIC

My Commission Expires:

June 30, 2026

ERIC MICHAEL MAGLIONE
Notary Public, State of Connecticut
My Commission Expires June 30, 2026

4883-6536-5763

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $00.

AFFIANT

Subscribed and sworn to before me this 16th day of November, 2021.

NOTARY PUBLIC

My Commission Expires:

1-3-22

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4883-6536-5763

Exhibit A

Being a certain tract or parcel of land lying and being in the Sixth (6th) Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Being Lot 10 as shown on the final plat entitled "Section 10, Inner-City Industrial Park" of record on Plat Book 6050, page 311, Register's Office for Davidson County, Tennessee (R.O.D.C.T.). Being bounded on the north by Davidson Street (right-of-way width varies); on the east by Lot 3 as shown on the final plat entitled "Revised Section 3, Inner-City Industrial Park" of record in Plat Book 4715, page 77, R.O.D.C.T., on the south by the Cumberland River and on the west by Lot 1 as shown on the final plat entitled "Second Revision of Section 1, Inner-City Industrial Park" of record in Plat Book 4885, page 70, R.O.D.C.T. and being more particularly described as follows:

Beginning at a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc" in the southerly right-of-way of said Davidson Street, said iron rod being the northeast corner of said Lot 1 and the northwest corner of the herein described tract;

Thence, with the southerly right-of-way of said Davidson Street, North 75 degrees 50 minutes 23 seconds East, 191.05 feet to a concrete monument (old), the northwest corner of said Lot 3 and the northeast corner of the herein described tract;

Thence, leaving the southerly right-of-way of said Davidson Street, with the westerly line of said Lot 3, South 13 degrees 53 minutes 02 seconds East, passing a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc" at 320.17 feet, for a total distance of 365.17 feet to a point near the northerly edge of said Cumberland River, the southwest corner of the herein described tract;

Thence, generally with the northerly edge of said Cumberland River, South 75 degrees 13 minutes 17 seconds West, 210.92 feet to the southeast corner of said Lot 1 and the southwest corner of the herein described tract;

Thence, leaving the northerly edge of said Cumberland River, with the easterly line of said Lot 1 the following two (2) calls:

1. North 08 degrees 53 minutes 24 seconds West, passing a 1/2-inch iron rod (new) with cap stamped "Ragan Smith Assoc" at 78.81 feet, for a total distance of 223.33 feet to a pk nail (new);
2. North 13 degrees 43 minutes 28 seconds West, 145.06 feet to the **POINT OF BEGINNING**, containing **72,240 square feet** or **1.66 acres**, more or less.

Included is a driveway easement for ingress/egress to subject property of record in Book 4885, page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Full Throttle Race Parts, a Tennessee limited liability company, by deed from James A. Crossman and wife, Mary Crossman, of record as Instrument No . 20100709-0054002, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 November 17, 2021.

Affiant
Date: 11/23/2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 23rd day of November, 2021

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY