Karen Johnson Davidson County
Batch# 777511 DEEDQC
12/21/2021 03:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211221-0168700

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Vulcan Lands, Inc. c/o Vulcan Materials Company 1200 Urban Center Drive Birmingham, AL 35242	Map 86, Parcels 21.00, 174.00 and 309.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PREMIER LEASING, L.L.C.**, a Tennessee limited liability company ("Grantor"), by these presents hereby sells, assigns and quitclaims to **VULCAN LANDS, INC.**, a New Jersey corporation ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain real property located in Hermitage, Davidson County, Tennessee and more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located in Hermitage, Davidson County, Tennessee.

[SIGNATURES ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF Tennessee

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Fidelity National Title Ins. Co.
By: [signature]
Affiant

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

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

[signature]
Notary Public
My Commission Expires: 08-24-2024

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 14th day of December, 2021.

GRANTOR:

PREMIER LEASING, L.L.C.,
a Tennessee limited liability company

By: _____
Name: Jack D. Lowery
Its: CEO

STATE OF TENNESSEE)
:
COUNTY OF Wilson)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jack D. Lowery, whose name as CEO of Premier Leasing, L.L.C., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, s/he, as CEO, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, 2021.

Angela D Reed
Notary Public

[NOTARIAL SEAL] ANGELA D. REED STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 9-23-25

EXHIBIT A

DESCRIPTION OF PROPERTY

TRACT 1:

LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE INTERSECTION OF THE NORTHERLY MARGIN OF THE LOUISVILLE & NASHVILLE RAILROAD
RIGHT-OF-WAY AND THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE ALONG SAID WESTERLY MARGIN NORTHERLY 150 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF STONER CREEK; THENCE WITH THE MEANDERINGS OF SAID CENTER LINE AS FOLLOWS: SOUTH 66-1/4 DEGREES WEST 400 FEET, MORE OR LESS, NORTH 45-1/2 DEGREES WEST 530 FEET, NORTH 56 DEGREES WEST 820 FEET, NORTH 77 DEGREES WEST 200 FEET, SOUTH 75 DEGREES WEST 150 FEET, SOUTH 61 DEGREES WEST 80 FEET, MORE OR LESS, TO A POINT, BEING THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO ROAD BUILDERS, INC. BY DEED FROM TORREY WESLEY DODSON OF RECORD IN BOOK 4126, PAGE 140, IN THE REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF ROAD BUILDER'S, INC. SOUTHERLY 600 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY MARGIN AT THE EASTERLY EXTREMITY OF HERMITAGE INDUSTRIAL DRIVE; THENCE ALONG SAID EASTERLY EXTREMITY SOUTHERLY 62.77 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 4 ON THE PLAN OF HERMITAGE INDUSTRIAL PARK, SECTION 1, OF RECORD IN BOOK 4300, PAGE 28, IN THE SAID REGISTER'S OFFICE; THENCE ALONG THE EASTERLY LINE OF SAID LOT NO. 4 SOUTH 2 DEGREES 52 MINUTES WEST 377.64 FEET TO A POINT IN THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO MCDOWELL CONTRACTORS, INC. BY DEED FROM TORREY WESLEY DODSON OF RECORD IN BOOK 5149, PAGE 453, IN THE SAID REGISTER'S OFFICE; THENCE ALONG MCDOWELL'S EASTERLY LINE SOUTH 9 DEGREES 58 MINUTES WEST 126.90 FEET TO A POINT AT THE BEGINNING OF THE CONTINUATION OF SAID EASTERLY LINE OF ROAD BUILDERS, INC.; THENCE SOUTH 5 DEGREES 22 MINUTES WEST 87.0 FEET; THENCE SOUTH 46 DEGREES 4 MINUTES WEST 231.9 FEET TO A POINT IN THE NORTH-EASTERLY CORNER OF THE PROPERTY CONVEYED TO LAMBERT BROS., INC. BY DEED FROM T. W. DODSON AND WIFE, MARY B. DODSON OF RECORD IN BOOK 2397, PAGE 45, IN THE SAID REGISTER'S OFFICE; THENCE ALONG THE EASTERLY LINE OF LAMBERT BROS., INC. SOUTHERLY 272.8 FEET TO A POINT IN SAID NORTHERLY MARGIN OF THE LOUISVILLE & NASHVILLE RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID MARGIN EASTERLY 2,200 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND CONTAINING 39.06 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF THE ABOVE-DESCRIBED TRACT CONVEYED IN DEED OF RECORD AT INSTRUMENT NO. 20170202-0011047, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT THAT PORTION OF THE ABOVE-DESCRIBED TRACT BEING ASSESSED AS MAP AND PARCEL NUMBER 086-00-0-309.00 AND BEING MORE PARTICULALRY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON OLD HICKORY BLVD. WITH THE INTERSECTION OF NASHVILLE EASTERN RAILROAD, WHICH IS THE SOUTHEAST CORNER OF THIS TRACT; THENCE PROCEEDING SOUTH 68 DEGREES 6 MINUTES WEST 725 FEET TO A POINT ADJACENT TO THE NASHVILLE EASTERN RAILROAD; THENCE PROCEEDING NORTH 21 DEGREES 54 MINUTES WEST 806.00 FEET TO A POINT IN THE CENTER OF STONER CREEK; THENCE SOUTH 52 DEGREES 41 MINUTES EAST 54.97 FEET TO A POINT IN THE CENTER OF

STONER CREEK; THENCE SOUTH 46 DEGREES 05 MINUTES EAST 624.73 FEET TO A POINT IN THE CENTER OF STONER CREEK; THENCE NORTH 72 DEGREES 45 MINUTES EAST 441.55 FEET TO A POINT ADJACENT TO OLD HICKORY BLVD.; THENCE SOUTH 22 DEGREES 13 MINUTES EAST 153.08 FEET TO THE POINT OF BEGINNING, CONTAINING 5.02 ACRES, MORE OR LESS, ACCORDING TO SURVEY COLLIER ENGINEERING, DATED DECEMBER 1987.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PREMIER LEASING, LLC BY DEED OF RECORD IN INSTRUMENT NO. 20130705-0069547, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AS SHOWN ON A BOUNDARY LINE SURVEY BY DALE AND ASSOCIATES, INC., DATED JANUARY 3 1986, JOB NO. 86021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF HERMITAGE INDUSTRIAL DRIVE, SAID POINT BEING THE SOUTHEAST CORNER OF HERMITAGE INDUSTRIAL PARK, SECTION TWO; THENCE NORTH 31 DEGREES 14 MINUTES 33 SECONDS WEST, A DISTANCE OF 433.21 FEET TO A POINT; THENCE NORTH 58 DEGREES 55 MINUTES 18 SECONDS EAST, A DISTANCE OF 499.91 FEET TO A POINT; THENCE NORTH 61 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 545.90 FEET TO A POINT; THENCE SOUTH 02 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 628.29 FEET TO A POINT; THENCE SOUTH 75 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 258.87 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 966.70 FEET A TOTAL LENGTH OF 286.83 FEET TO A POINT; THENCE SOUTH 58 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 162.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.58 ACRES OF LAND, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PREMIER LEASING, LLC BY DEED FROM LOJAC ENTERPRISES, INC. OF RECORD IN INSTRUMENT NO. 20130705-0069547, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 3:

LOCATED IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE:

BEGINNING AT A POINT ON OLD HICKORY BLVD. WITH THE INTERSECTION OF NASHVILLE EASTERN RAILROAD, WHICH IS THE SOUTHEAST CORNER OF THIS TRACT; THENCE PROCEEDING SOUTH 68 DEGREES 6 MINUTES WEST 725 FEET TO A POINT ADJACENT TO THE NASHVILLE EASTERN RAILROAD; THENCE PROCEEDING NORTH 21 DEGREES 54 MINUTES WEST 806.00 FEET TO A POINT IN THE CENTER OF STONER CREEK; THENCE SOUTH 52 DEGREES 41 MINUTES EAST 54.97 FEET TO A POINT IN THE CENTER OF STONER CREEK; THENCE SOUTH 46 DEGREES 05 MINUTES EAST 624.73 FEET TO A POINT IN THE CENTER OF STONER CREEK; THENCE NORTH 72 DEGREES 45 MINUTES EAST 441.55 FEET TO A POINT ADJACENT TO OLD HICKORY BLVD.; THENCE SOUTH 22 DEGREES 13 MINUTES EAST 153.08 FEET TO THE POINT OF BEGINNING, CONTAINING 5.02 ACRES, MORE OR LESS, ACCORDING TO SURVEY COLLIER ENGINEERING, DATED DECEMBER 1987, OF RECORD IN BOOK 10370, PAGE 205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT THE PROPERTY CONVEYED BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20170202-0011047, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PREMIER LEASING, LLC BY DEED OF RECORD IN INSTRUMENT NO. 20130705-0069544, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 1, TRACT 2 AND TRACT 3 ARE ALSO COLLECTIVELY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 5/8" IRON PIN SET, SAID IRON PIN BEING THE POINT OF BEGINNING, IN THE NORTHERN RIGHT OF WAY LINE OF HERMITAGE INDUSTRIAL ROAD, HAVING THE TENNESSEE STATE PLANE COORDINATES OF N: 657,193.86, E: 1,784,780.14; THENCE WITH THE EASTERN LINE OF LMO PROPERTIES N28°36'03"W, 398.08' TO A 1/2" IRON ROD (BENT); THENCE N28°36'03"W, 49.39' TO A POINT AT THE COMMON CORNER OF LMO PROPERTIES, KELLY AND METRO GOV'T WW WATER AND SEWER; THENCE WITH METRO GOV'T WW WATER AND SEWER THE NEXT SEVEN CALLS, N63°23'10"E, 295.61' TO A POINT; THENCE N65°02'03"E, 339.56' TO A POINT; THENCE N64°00'29"E, 411.69' TO A POINT; THENCE N68°52'39"E, 62.62' TO A POINT; THENCE N76°49'42"E, 148.41' TO A POINT; THENCE S87°37'50"E, 107.75' TO A POINT; THENCE S64°09'15"E, 102.92' TO A POINT; THENCE S52°16'27"E, 334.87' TO A POINT; THENCE WITH MEMORIAL VILLAGE, LLC, S52°16'27"E, 65.42' TO A POINT; THENCE WITH PREMIER LEASING, LLC, S53°51'46"E, 258.90' TO A POINT; THENCE S53°51'46"E, 162.47' TO A POINT; THENCE S36°29'18"E, 287.03' TO A POINT; THENCE S50°14'10"E, 56.62' TO A POINT; THENCE WITH VULCAN LANDS LLC NEXT SEVEN CALLS S44°58'49"W, 131.60' TO A POINT; THENCE WITH A CURVE TO THE RIGHT S51°03'35"W, RADIUS 430.00', CHORD LENGTH 91.08' TO A 5/8" IRON PIN; THENCE A CURVE TO THE RIGHT S89°33'03"W, RADIUS 426.32', CHORD LENGTH 460.96'; THENCE N58°02'14"W, 342.02' TO A POINT; THENCE A CURVE TO THE LEFT N79°52'25"W, RADIUS 470.00', CHORD LENGTH 349.64' TO A POINT; THENCE S78°17'25"W, 81.75' TO A 5/8" IRON PIN SET; THENCE WITH HERMITAGE INDUSTRIAL DRIVE RIGHT OF WAY THE NEXT FOUR CALLS, N05°26'30"E, 61.88' TO A 5/8" IRON PIN SET; THENCE S78°28'59"W, 258.85' TO A 5/8" IRON PIN SET; THENCE WITH A CURVE TO THE LEFT, S69°59'02"W, RADIUS OF 996.77', CHORD LENGTH 285.53' TO A 5/8" IRON PIN SET; THENCE S61°28'59"W, 167.30' TO THE 5/8" IRON ROD SET THE BEING TO THE POINT OF BEGINNING CONTAINING 27.87 ACRES, MORE OR LESS, AS SURVEYED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., BRIAN L. SOUVA, RLS NUMBER 3157. SURVEY DATED 07-19-2021.

Certificate of Authenticity

I, James E. Spruill, 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 12-14-21.

Date

Affiant Signature

12-14-21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of December, 20 21.

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