This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 777911 DEEDQC
12/22/2021 08:00:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20211222-0168794

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
1525 Broadway Owner LLC c/o GBT Realty Corporation 9010 Overlook Blvd. Brentwood, TN 37027	1525 Broadway Owner LLC c/o GBT Realty Corporation 9010 Overlook Blvd. Brentwood, TN 37027	093-09-0-144.00 093-09-0-143.00 093-09-0-142.00 093-09-0-194.00 093-09-0-137.00 093-09-0-138.00 093-09-0-136.00 093-09-0-201.00 093-09-0-202.00 093-09-0-140.00 093-09-0-199.00 093-09-0-145.00 093-09-0-139.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **LEE A. BEAMAN**, an individual, **AUTO LAND, LLC**, a Tennessee limited liability company, **THE GLEN LEVEN LIMITED PARTNERSHIP**, a Tennessee limited partnership, and **BEAMAN VENTURES, INC.**, a Tennessee corporation, f/k/a Beaman Motor Company (collectively, "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **1525 BROADWAY OWNER LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of December, 2021.

GRANTOR:

Lee A Beaman

LEE A. BEAMAN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On 12/15/21 before me, JULIE M. LETURMY, a Notary Public in and for said County and State, personally appeared LEE A. BEAMAN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same, and that by his signature on the instrument, the person executed the instrument as her free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal.
(Seal)

JULIE M LETURMY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Julie M. Leturmy
Notary Public
My Commission Expires 7/24/2022

[Signatures Continue on Following Page]

AUTO LAND, LLC

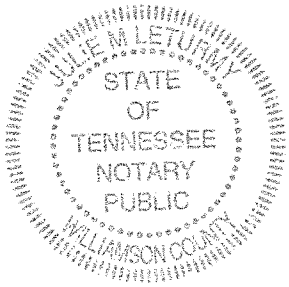
By: Lee A Beaman
Name: Lee A. Beaman
Its: President/Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On 12/15/21 before me, JULIE M. LETURMY, a Notary Public in and for said County and State, personally appeared LEE A. BEAMAN, the PRESIDENT of AUTO LAND, LLC, a Tennessee limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person executed the instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal.
(Seal)



Julie M. Leturmy
Notary Public
My Commission Expires 7/24/2022

[Signatures Continue on Following Page]

GLEN LEVEN LIMITED PARTNERSHIP

By: Canyon Properties, Inc., General Partner

By: Lee A Beaman
Name: Lee A. Beaman
Its: President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On 12/15/21 before me, JULIE M. LETURMY, a Notary Public in and for said County and State, personally appeared LEE A. BEAMAN the GEN. PTR of THE GLEN LEVEN LIMITED PARTNERSHIP, a Tennessee limited partnership, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person executed the instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal.
(Seal)

JULIE M LETURMY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Julie M. Leturmy
Notary Public
My Commission Expires 7/24/2022

[Signatures Continue on Following Page]

BEAMAN VENTURES, INC.

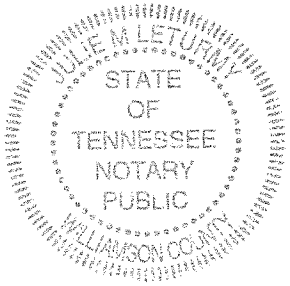
By: Lee A Beaman
Name: Lee A. Beaman
Its: CEO

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On 12/15/21 before me, JULIE M. LETURMY, a Notary Public in and for said County and State, personally appeared LEE A. BEAMAN the CEO of BEAMAN VENTURES, INC., a Tennessee corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person executed the instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal.
(Seal)



Julie M. Leturmy
Notary Public
My Commission Expires 7/24/2022

[Signatures Continue on Following Page]

AFFIDAVIT OF VALUE

I, Savannah Suiters, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 15th day of December, 2021

Affiant

Notary Public

My Commission Expires: 10/2/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Legal Description of the Property

BEGINNING AT A PK NAIL SET AT THE RIGHT OF WAY LINE INTERSECTION OF BROADWAY AND 16TH AVE SOUTH; THENCE WITH SAID BROADWAY NORTH 62 DEGREES 38 MINUTES 52" SECONDS EAST A DISTANCE OF 968.00 FEET TO PK NAIL SET; THENCE WITH THE RIGHT OF WAY LINE INTERSECTION OF SAID BROADWAY AND 14TH AVE SOUTH WITH A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARCLENGTH OF 39.27 FEET, WITH A RADIUS OF 25.00 FEET, AND A CHORD OF SOUTH 72 DEGREES 21 MINUTES 08 SECONDS EAST A DISTANCE OF 35.36 FEET TO A PK NAIL SET; THENCE WITH THE RIGHT OF WAY LINE OF SAID 14TH AVE SOUTH SOUTH 27 DEGREES 21 MINUTES 08 SECONDS EAST A DISTANCE OF 305.00 FEET TO A PK NAIL SET; THENCE WITH THE RIGHT OF WAY LINE INTERSECTION OF SAID 14TH AVE SOUTH AND MCGAVOCK STREET WITH A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC 31.42 FEET, WITH A RADIUS OF 20.00 FEET, WITH A CHORD OF SOUTH 17 DEGREES 38 MINUTES 52 SECONDS WEST A DISTANCE OF 28.28 FEET TO A PK NAIL SET; THENCE WITH SAID MCGAVOCK STREET SOUTH 62 DEGREES 38 MINUTES 52 SECONDS WEST A DISTANCE OF 973.00 FEET TO A PK NAIL SET AT THE RIGHT OF WAY LINE INTERSECTION OF SAID MCGAVOCK STREET AND 16TH AVE SOUTH; THENCE WITH SAID 16TH AVE SOUTH NORTH 27 DEGREES 21 MINUTES 08 SECONDS WEST A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 7.974 AREA, 347330 SF., MORE OR LESS, ACCORDING TO ALTA/NSPS LAND TITLE SURVEY BY KENNETH A. BAU, TENN. RLS NO. 2019, WITH YOUNG – HOBBS AND ASSOCIATES, 1202 CROSSLAND AVENUE, CLARKSVILLE, TN 37040, DATED JANUARY 30, 2021, LAST REVISED DECEMBER 1, 2021, AND DESIGNATED AS JOB NO. PRO. # 197-20.

A PORTION ABOVE-DESCRIBED PROPERTY BEING THE SAME PROPERTY CONVEYED TO LEE A. BEAMAN, AN INDIVIDUAL, BY DEED FROM URBAN SITE VENTURE II, LIMITED, AN ILLINOIS LIMITED PARTNERSHIP, OF RECORD IN BOOK 10463, PAGE 423, DATED MAY 20, 1997, SAID REGISTER'S OFFICE. VICTORIA R. BEAMAN FURTHER CONVEYED TO LEE A. BEAMAN BY QUITCLAIM DEED OF RECORD IN BOOK 10779, PAGE 126, DATED JANUARY 29, 1998, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

A PORTION OF THE ABOVE-DESCRIBED PROPERTY BEING THE SAME PROPERTY CONVEYED TO LEE A. BEAMAN, BY DEED FROM FRANCES K. HARDCASTLE, OF RECORD IN BOOK 11730, PAGE 886, DATED NOVEMBER 3, 1999, SAID REGISTER'S OFFICE. LEE A. BEAMAN HAS CONVEYED HIS INTEREST IN SAID PROPERTY TO AUTO LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20080423-0041669, DATED APRIL 23, 2008, SAID REGISTER'S OFFICE.

A PORTION OF THE ABOVE-DESCRIBED PROPERTY BEING THE SAME PROPERTY CONVEYED TO LEE A. BEAMAN, BY DEED FROM VOORHEES REALTY COMPANY, A TENNESSEE CORPORATION, OF RECORD IN BOOK 7056, PAGE 449, DATED DECEMBER 2, 1986, SAID REGISTER'S OFFICE. VICTORIA R. BEAMAN FURTHER CONVEYED TO LEE A. BEAMAN BY QUITCLAIM DEED OF RECORD IN BOOK 10779, PAGE 128, DATED JANUARY 29, 1998, SAID REGISTER'S OFFICE. LEE A. BEAMAN HAS CONVEYED HIS INTEREST IN SAID PROPERTY TO AUTO LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20080423-0041669, DATED APRIL 23, 2008, SAID REGISTER'S OFFICE.

A PORTION OF THE ABOVE-DESCRIBED PROPERTY BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THE GLEN LEVEN LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, CANYON PROPERTIES, INC., GENERAL PARTNER, BY DEED FROM MARGARET TAYLOR GAMBILL, LINDA SUE JOBE AND ROBERT J. TAYLOR, OF RECORD IN BOOK 9559, PAGE 889, DATED DECEMBER 30, 1994, SAID REGISTER'S OFFICE.

A PORTION OF THE ABOVE-DESCRIBED PROPERTY BEING THE SAME PROPERTY CONVEYED TO LEE A. BEAMAN, BY DEED FROM ENDOWMENT FUND COMMISSION, MASONIC WIDOWS' & ORPHANS HOME OF NASHVILLE, TENNESSEE, OF RECORD IN BOOK 6624, PAGE 62, DATED AUGUST 2, 1985, SAID REGISTER'S OFFICE. BEING FURTHER CONVEYED TO LEE A. BEAMAN, BY QUITCLAIM DEED FROM VICTORIA R. BEAMAN, OF RECORD IN BOOK 10779, PAGE 134, DATED JANUARY 29, 1998, SAID REGISTER'S OFFICE.

A PORTION OF THE ABOVE-DESCRIBED PROPERTY BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BEAMAN PONTIAC COMPANY, BY DEED FROM J.D. PICKSLAY CHEEK, SR AND FRANCES S. CHEEK, OWSLEY R. CHEEK AND NANCY C. CHEEK, OF RECORD IN BOOK 5197, PAGE 173, DATED SEPTEMBER 15, 1997, SAID REGISTER'S OFFICE. BEAMAN PONTIAC COMPANY NOW BEING KNOWN AS BEAMAN MOTOR COMPANY PURSUANT TO THE ARTICLES OF AMENDMENT OF RECORD IN INSTRUMENT NO. 20100415-0028300, SAID REGISTER'S OFFICE. BEAMAN MOTOR COMPANY NOW BEING KNOWN AS BEAMAN VENTURES, INC. PURSUANT TO THE ARTICLES OF AMENDMENT OF RECORD IN INSTRUMENT NO. 20201209-0143967, SAID REGISTER'S OFFICE.

A PORTION OF THE ABOVE-DESCRIBED PROPERTY BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BEAMAN PONTIAC COMPANY, BY DEED FROM THIRD NATIONAL BANK, TRUSTEE U/S OF ROBERT S. BLACK, OF RECORD IN BOOK 5197, PAGE 173, DATED SEPTEMBER 15, 1997, SAID REGISTER'S OFFICE. BEAMAN PONTIAC COMPANY NOW BEING KNOWN AS BEAMAN MOTOR COMPANY PURSUANT TO THE ARTICLES OF AMENDMENT OF RECORD IN INSTRUMENT NO. 20100415-0028300, SAID REGISTER'S OFFICE. BEAMAN MOTOR COMPANY NOW BEING KNOWN AS BEAMAN VENTURES, INC. PURSUANT TO THE ARTICLES OF AMENDMENT OF RECORD IN INSTRUMENT NO.20201209-0143967, SAID REGISTER'S OFFICE.

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Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 Dec. 15, 2021.

12-15-21
Date

Affiant Signature

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires: 10/2/2023
Date