Karen Johnson Davidson County
Batch# 780830 DEEDQC
12/28/2021 03:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211228-0170810

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| c/o Joseph Moore<br>2934 Sidco Drive, Suite 140<br>Nashville, Tennessee 37204 | Map/Parcel No. 118-16-013.00 | c/o Joseph Moore<br>2934 Sidco Drive, Suite 140<br>Nashville, Tennessee 37204 |
| This instrument prepared by: Bradley Arant Boult Cummings, LLP (MTH),<br>1600 Division Street, Suite 700, Nashville, Tennessee 37203 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, WVF SIDCO, LLC, a Tennessee limited liability company ("***Grantor***"), by these presents hereby sells, assigns, and quitclaims to 2963 SIDCO DRIVE, LLC, a Tennessee limited liability company ("***Grantee***"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain real property located in Davidson County, Tennessee and more particularly described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including, without limitation or warranty, all of Grantor's rights, easements and privileges, if any, appurtenant to said land, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "***Property***").

This is improved property located at 2963 Sidco Drive, Nashville, Davidson County, Tennessee.

[*Signature Pages to Follow*]

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22 day of December, 2021.

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of this 21st day of December, 2021.

GRANTOR:

WVF SIDCO, LLC

By: _____

Name: William L. Vallett, Jr.

Its: President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

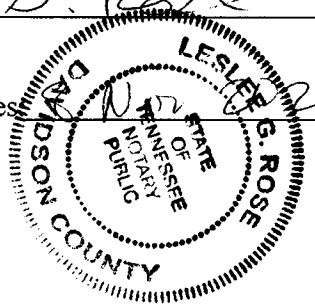
Before me, Leslee G. Rose, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William L. Vallett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of WVF Sidco, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

Witness my hand seal at office this 15 day of December, 2021.

_____

Notary Public

My Commission Expires: _____




[Signatures continue on following page]

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 35 AND 36, ON THE PLAN OF SIDCO SUBDIVISION, SECTION II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 93, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING PK NAIL ON THE WESTERLY RIGHT-OF-WAY LINE OF SIDCO DRIVE, 88 FEET IN WIDTH AT A CORNER COMMON WITH T.C. SUMMERS, INC., AS OF RECORD IN DEED BOOK 11132, PAGE 10, AT SAID REGISTER'S OFFICE;
THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SIDCO DRIVE, SOUTH 05 DEG 49 MIN 48 SEC WEST, 200.00 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH FORSTONE SIDCO, LLC, AS OF RECORD IN DEED INSTRUMENT No. 201707280076946, AT SAID REGISTER'S OFFICE;
THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SIDCO DRIVE WITH THE NORTHERLY PROPERTY LINE OF FORSTONE SIDCO, LLC, NORTH 84 DEG 11 MIN 20 SEC WEST, 423.87 FEET TO AN EXISTING IRON ROD ON THE EASTERLY PROPERTY LINE OF 2950 KRAFT DRIVE, LLC, AS OF RECORD IN DEED BOOK 11090, PAGE 213, AT SAID REGISTER'S OFFICE;
THENCE WITH THE EASTERLY PROPERTY LINE OF 2950 KRAFT DRIVE, LLC, ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 6.00 FEET, THE RADIUS OF WHICH IS 478.34 FEET, THE CENTRAL ANGLE OF WHICH IS 00 DEG 43 MIN 09 SEC, TO AN EXISTING IRON ROD;
THENCE NORTH 05 DEG 49 MIN 48 SEC EAST, 194.51 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH SAID T.C. SUMMERS, INC.
THENCE WITH THE SOUTHERLY PROPERTY LINE OF T.C. SUMMERS, INC., SOUTH 84 DEG 07 MIN 10 SEC EAST, 423.91 FEET TO THE POINT OF BEGINNING, CONTAINING 84,891 SQUARE FEET (1.95 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO WVF SIDCO LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM SEMANCHIK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NO. 201409170085359, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Mary Kate C. Brandon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/21/2021.

Signature

Date: 12/21/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY