Karen Johnson Davidson County
Batch# 781500 DEEDQC
12/29/2021 02:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211229-0171333

Prepared by: Lauren W. Safley, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040. (931) 647-1501. Prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters would be disclosed by such title examination.

SHARP TRANSPORT, INC.

TO: QUITCLAIM DEED

EMBARK 5, LLC

THIS DEED OF REALTY, executed as of the 16th day of December, 2021, by Grantor, **SHARP TRANSPORT, INC.**, to Grantee, **EMBARK 5, LLC**, a Tennessee limited liability company.

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's rights, titles and interests, in and to certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

BEING located in the 15th Civil District, Davidson County, Tennessee, on the southeast side of Lebanon Pike Circle, and being a portion of the property found in Deed Book 6160, page 600, and all the property found in Deed Book 9270, page 294, Register's Office for Davidson County, Tennessee. See Tax Map 94, Parcel 93, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southeast margin of Lebanon Pike Circle, same being the northwest corner of this tract and the northeast corner of Darlene Wood; thence with said margin along a curve proceeding counterclockwise, having a deflection angle of 8° 11' 50", a radius of 614.90 feet, a tangent length of 44.06 feet, and a chord of North 43° 53' 57" East 87.90 feet; thence along said curve an arc length of 87.97 feet to an iron rod in said margin; thence leaving road with line of Tract #2 of the Adams and Shoulders property (5.01 acres as per survey of same date) South 9° 13' 32" West 513.41 feet to an iron rod; thence continuing with line of said Tract #2 and Tract #3 of the Adams and Shoulders property (5.01 acres as per survey of same date) North 53° 11' 18" East 946.88 feet to an iron rod; thence with line of William Donoho South 4° 16' 39" East 182.49 feet to an iron rod; thence South 2° 33' 01" East 362.93 feet to a point on the northwest bank of Mill Creek; thence with northwest bank of Mill Creek South 40° 57' 12" West 683.10 feet to an iron rod; thence South 58° 27' 12" West 244.20 feet to an

iron rod; thence leaving creek with G-M Joint Venture South 72° 27' 12" West 107.25 feet to an iron rod, thence North 78° 55' 48" West 184.17 feet to an iron rod; thence with line of Wood North 9° 13' 32" East 1075.17 feet to the point of beginning containing 14.21 acres, more or less, by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated October 24, 1994.

REFERENCE IS HEREBY MADE TO:

1. Easement(s) to Colonial Pipeline Company, as set forth in instrument recorded in Book 3643, page 39 and Book 5041, page 335. (Tract #1)

2. Easement(s) to Metropolitan Government of Nashville and Davidson County acting by and through Electric Power Board of the Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 8208, page 588. (Tract #1)

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 9565, page 726. (Tract #1)

4. Easement for the flow of Mill Creek. (Tract #1)

5. Survey dated 10/24/94, prepared by Carroll Carman, Surveying.

BEING the same property conveyed to Fleetco, Inc. and Sharp Transport, Inc., by Special Warranty Deed from T.W. Shoulders and wife, Marian S. Shoulders and W.B. Adams and wife, Dorothy Ann Adams, executed on January 31, 1995 and recorded on February 7, 1995 of record in Book 9590, Page 159, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

GRANTOR:
SHARP TRANSPORT, INC

By: _____
ALLISON SHARP SCHWALB, President of Sharp Transport, Inc.

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ALLISON SHARP SCHWALB, President of Sharp Transport, Inc.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 15 day of Dec, 2021.

My Commission Expires: 9/28/24

Notary Public

Property Owners Name
and Mailing Address:
EMBARK 5, LLC
c/o John Sharp, Rebecca Sharp,
and Allison Sharp Schwalb
1417 Devens Drive
Brentwood, TN 37027

Person or Entity Responsible for
Payment of Property Taxes:
EMBARK 5, LLC
c/o John Sharp, Rebecca Sharp,
and Allison Sharp Schwalb
1417 Devens Drive
Brentwood, TN 37027

Property Address:
1735 Lebanon Pike Circle
Nashville, TN 37210

Map and Parcel No.:
094 00 0 093.00

STATE OF TENNESSEE, DAVIDSON COUNTY
The actual consideration given for this conveyance is $-0-

Affiant

Subscribed and sworn to before me this the 22, day of Dec, 2021

NOTARY PUBLIC
My Commission Expires: 08/13/2025

ASHLEY ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TN
COUNTY OF LAWRENCE

Sworn to (or affirmed) and subscribed before me this 15 day of Dec 2021, by Allison Sharp Schwalb

Notary Public's Signature

KEITH WILSON
Notary Name

My Commission Expires on 9/28/24

KEITH WILSON
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY
My Commission Expires 09-28-2024

True Copy Certification

I, Matthew J. Ellis, 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 December 15, 2021.

Affiant Signature

Date: 12/22/21

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 22 day of December, 2021.

Notary's Signature

My Commission Expires: 1/17/2023

Notary Seal

RHIANON B. MARSH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY