Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Good Horse, LLC 2026 Priest Road Nashville, Tennessee 37215 Attn: Jim Reed IV	Map/Parcel Nos. 09309008400, 09309010200, and 09309010100	New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (JTT) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($100.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jim Reed Automotive, LLC**, a Tennessee limited liability company ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **Good Horse, LLC.**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges 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").

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 15th day of March, 2022.

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Notary Public

My Commission Expires: 7-3-2023

Karen Johnson Davidson County
Batch# 822728 DEEDQC
03/15/2022 03:41:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220315-0030195

IN WITNESS WHEREOF, Grantor has executed this deed on the 15th day of March, 2022, but with an effective date of October 1, 2021.

GRANTOR:

JIM REED AUTOMOTIVE, LLC

By: _____

Name: James H. Reed, IV

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, James H. Reed, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the President of JIM REED AUTOMOTIVE, LLC, a Tennessee limited liability company, the within named bargainor, and that he is authorized to execute this instrument on behalf of said company.

WITNESS my hand, at office, this 15th day of March, 2022.

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

_____
Notary Public

2-3-2023
My Commission Expires

EXHIBIT A
DESCRIPTION OF LAND

Being a tract of land in the 19th Civil district of Davidson County, Tennessee, and consisting of part of Lot 47, Lot 49, Lots 247-249 and part of Lot 246 from the McNairy's Plan of West Nashville, as recorded in Minute Book "C", Pages 136-137, Chancery Court of Nashville, Tract being bounded on the north by the southern Right of Way (ROW) of Grundy Street, on the east by Southern Properties Company as recorded in Inst. No. 201610270113739 Register's Office of Davidson County 9RODC), on the south by the northern ROW of Broadway and the on west by the eastern ROW of 16th Avenue North. Tract being described as follows:

POINT OF BEGINNING being at a P.K. nail on the northern ROW of said Broadway and being the southwest corner of said Southern Properties Company; thence with said ROW S 62° 43' 14" W 152.57 feet to a P.K. nail set and being on the eastern ROW of said 15th Avenue North; thence with said ROW for the following 3 calls: N 29° 47' 58" W 187.96 feet to a P.K. nail set; thence N 39° 44' 41" W 28.72 feet to an iron rod; thence N 40° 39' 23" W 50.57 feet to a P.K. nail set and being on the southern ROW of said Grundy Street; thence with said ROW N 50° 71' 17" E 191.75 feet to an iron rod and being the northwest corner of said Southern Properties Company; thence with the common line for the following 3 calls: S 27° 4' 50" E 124.86 feet to a P.K. nail set; thence S 62° 48' 13" W 7.24 feet to a P.K. nail set; thence S 26° 56' 09" E 182.00 feet to the point of beginning.

Tract contains 47,233 square feet or 1.08 acres.

Being the same property conveyed to Jim Reed Chevrolet Company by deeds of record in Book 4734, page 450, in Book 4473, page 917, and in Instrument No. 20020130-0013437, and conveyed to Jim Reed Automotive, Inc., in Instrument No. 20120301-0018155, Register's Office for Davidson County.

Pursuant to Articles of Amendment of record in Instrument No. 20101013-0081878, said Register's Office, Jim Reed Chevrolet Company was changed to Jim Reed Automotive, Inc.

Pursuant to Certificate of Conversion of record in Instrument No. 20160422-0039365, said Register's Office, Jim Reed Automotive, Inc. converted to Jim Reed Automotive, LLC, a Tennessee limited liability company.