Karen Johnson Davidson County
Batch# 836512 DEEDQC
04/08/2022 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220408-0041188

This instrument was prepared by Patricia R. Young, Perrone & Young, 109 Westpark Drive, Suite 330, Brentwood, TN 37027

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Lichtenberg Corporation of Delaware c/o Hold-Thyssen, Inc. 301 S. New York Avenue, Suite 200 Winter Park, FL 32789	Same	Map 97 Parcel 141

State of Tennessee)
County of Williamson) The actual consideration or value for this transfer, whichever is greater is $0.00.

PATRICIA R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC (WILLIAMSON)

Affiant

Personally appeared before me, sworn to and subscribed before me this 28th day of February 2012.

My commission expires: 06.29.2014

Notary Public

FOR NO CONSIDERATION, **Max Investments** (the "Grantor"), a South Carolina limited partnership, does hereby quitclaim and convey unto **Lichtenberg Corporation of Delaware** (the "Grantee"), a Delaware corporation, its successors and assigns, all of its right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land situated in the intersection of Bell Road, formerly known as Pleasant Hill Road, and Old Hickory Boulevard in the Fourth Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the division property line between lands now or formerly owned by J. M. Yearwood, et ux, and lands owned by the United States of America, said point being located North 80 degrees 27' West 35 feet, more or less, from a railroad spike set in the center of Old Hickory Boulevard and said point is the northeast corner of lands herein described; thence from the beginning along the north right-of-way line of Bell Road as

it meanders severing lands of said United States of America in a Southerly, Westerly, and Northwesterly direction 1,120 feet, more or less, to a point in said Yearwood's line; thence with Yearwood's line South 80 º. 27' East 750 feet, more or less, containing four and forty-two hundredths (4.42) acres, more or less.

Being the same property conveyed to Max Investments, a South Carolina limited partnership, by deed from Gary McDaniel of record in Book 8639, Page 452, Register's Office for Davidson County, Tennessee.

This Deed was prepared based upon information provided by Grantor and Grantee and no title search was conducted, nor was verification of Grantor's status established.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

This is unimproved property located at the northwest corner of Bell Road and Old Hickory Boulevard.

IN WITNESS WHEREOF, I have hereunto set my hand on this 28th day of February 2012.

GRANTOR: **MAX INVESTMENTS**, a ~~Tennessee general~~ South Carolina limited partnership

By: Lichtenberg Corporation of Delaware, a Delaware corporation, its limited partner

By: _____
MAXIMILIAN THYSSEN
Executive Vice President

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary in and for said state and county, the within named **Maximilian Thyssen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence presented to me) and who, after being duly sworn, made oath that he is the **Executive Vice President** of **Lichtenberg Corporation of Delaware**, and being authorized to do so, has executed the foregoing Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 28th day of February 2012.

PATRICIA R. LOWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires: June 29, 2014

TRUE COPY CERTIFICATION

I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document – Quit Claim Deed, dated February 28, 2012 – tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

This 6th day of April 2022.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 6th day of April 2022.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My commission expires: 07.03.2023