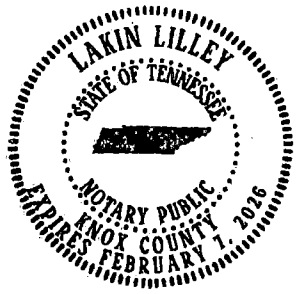
Karen Johnson Davidson County
Batch# 854140 DEEDQC
05/12/2022 10:54:29 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220512-0054638

*** The purpose of this instrument is the consolidation of four (4) contiguous parcels into one (1) parcel.**



This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

CONSIDERATION CERTIFICATE

STATE OF TN)
COUNTY OF Knox)

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

Steve LaFollette
Affiant

Subscribed and sworn to before me this the 14th day of April, 2022.

Lakin Lilley
Notary Public

My Commission Expires: 2/1/26

QUIT CLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Music City Pick-A-Part 3 Waterway Square Suite 110 The Woodlands, TX 77380	[SAME]	Prior to consolidation: 09410005800 09410001900 09410002000 09410002100

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **Music City Pick-A-Part**, a Tennessee general partnership ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **Music City Pick-A-Part**, a Tennessee general partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

The purpose of this Quit Claim Deed of Consolidation is to consolidate four (4) contiguous parcels in to one (1) parcel.

It is understood by Grantor and Grantee that this conveyance is subject to any applicable tax and assessment, if any, for the year 2021 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

These properties are presently commonly known as:

1020 Omohundro Place, Nashville, TN 37210 (09410005800)
922 Lebanon Pike, Nashville, TN 37210 (09410001900)
928 Lebanon Pike, Nashville, TN 37210 (09410002000)
930 Lebanon Pike, Nashville, TN 37210 (09410001900)

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this **Quit Claim Deed of Consolidation** to be executed as of the date set forth below.

GRANTOR:

Music City Pick-A-Part,
a Tennessee general partnership

By: _____

Print Name: Steve LaFollette

Its: Division Vice President

LAKIN LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
EXPIRES FEBRUARY 7, 2026

STATE OF TN)
)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve LaFollette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the authorized officer ("Officer") of the **Music City Pick-A-Part, a Tennessee general partnership** (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness my hand and seal the 14 day of April, 2022.

Lakin Lilley
Notary Public

My Commission Expires: 2/7/26

EXHIBIT A

Legal Description

Parcel 1:

1020 Omohundro Place, Nashville, TN 37210 (09410005800)

That certain tract or parcel of land in Davidson County, Tennessee further described as follows, TO-WIT:

Being a parcel of land in the First Civil District, Fifteenth Councilmanic District, Nashville, Davidson County, Tennessee, located to the north of Lebanon Road (U.S. Highway 70), east of Browns Creek, south of Visco Drive, and west of Omohundro Place. Being Lot 1 on the Final Plat of Fitzpatrick Property of record in Instrument No. 20061016-0127937, Registers Office Davidson County Tennessee, and being more particularly described as follows:

Beginning at an iron rod (old) in the west right-of-way of Omohundro Place, and in the north right-of-way of Alley No. 2062 (15' R.O.W.);

THENCE, with the right-of-way of said alley S 85^ 05' 30" W, 312.51 feet to an iron rod (old) at the intersection of the right-of-ways of said alley, and Lannom Avenue (50' R.O.W.);

THENCE, with the right-of-way of said Lannom Avenue the following calls:

N 04^ 56' 34" W, 58.50 feet to an iron rod (new),
S 85^ 05' 30" W, 42.49 feet to an iron rod (new),

With a curve concave northwest having a central angle of 31^ 09' 46", a radius of 859.00 feet, and a chord of S 58^ 59' 48" W, 461.47 feet, leaving said right-of-way of Lannom Avenue after an arc length of 10.08', continuing with D.S. Williams Subdivision of Lot 1 G.A. Washington Lands of record in Deed Book 161, Page 159, R.O.D.C. for a total arc length of 467.20 feet to an iron rod (new) in the north right-of-way of Lebanon Road;

THENCE, with the right-of-way of Lebanon Road N 87^ 51' 04" W, 22.88 feet to the iron rod (new) at the southeast corner of Lot 2 on said Final Plat of Fitzpatrick Property;

THENCE, with said Lot 2 the following calls:

N 00^ 06' 01" W, 140.38 feet to an iron rod (new),
N 04^ 32' 07" W, 450.80 feet to an iron rod (new),
N 86^ 37' 43" E, 188.19 feet to an iron rod (new),
N 83^ 38' 19" E, 590.18 feet to an iron rod (new) in the west right-of-way of Omohundro Place;

THENCE, with the right-of-way of said Omohundro Place S 04^ 49' 39" E, 458.92 feet to the Point of Beginning;

Containing 378,331 Square Feet or 8.68 Acres, more or less.

The above-described property being the same property conveyed to the **Music City Pick-A-Part Partnership** from **Fitzpatrick Family Members, L.L.C.** by Special Warranty Deed of record in the Register's Office of Davidson County, Tennessee at Instrument Number 20121121-0107418.

Parcel 2:

922 Lebanon Pike, Nashville, TN 37210 (09410001900)

That certain tract or parcel of land in Davidson County, Tennessee further described as follows, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 of Block "A" on the Plan of D.S. Williams' Subdivision, as of record in Book 161, page 159, Register's Office for Davidson County, Tennessee, and described as follows:
Beginning at a point in the northerly margin of the 17 foot right-of-way of the Old Nashville Street Railway which runs along the north margin of the Lebanon Pike at the common corner of Lots Nos. 8 and 9; thence north with the line between said lots 143 feet to the south margin of the city water main; main; thence with said water main in a northeasterly direction 127 feet to the northeast corner of Lot 7, Block A; thence with the westerly margin of Lannom Avenue southerly 219.5 feet more or less to the north margin of said 17 foot right-of-way; thence westerly with said right-of-way 100 feet to the beginning.

The above-described property being the same property conveyed to the **Music City Pick-A-Part Partnership** from **Music City Pick-A-Part, LLC** by Quit Claim Deed of record in the Register's Office of Davidson County, Tennessee at Instrument Number 20191112-0116585.

Parcels 3 & 4:

928 Lebanon Pike, Nashville, TN 37210 (09410002000)
And
930 Lebanon Pike, Nashville, TN 37210 (09410001900)

That certain tract or parcel of land in Davidson County, Tennessee further described as follows, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 of Block "A" on the Map of D.S. Williams' Subdivision of Lot No. 1 of the G. A. Washington Lands, of record in Book 161, page 159, Register's Office for said County.
Said lots adjoin and front together 107 1/2 feet on the north right-of-way line of the Nashville Railway & Light Company's Street Car Line Right-of-way adjoining the Lebanon Turnpike on the north and run back between parallel lines along the east margin of Lannom Avenue 151 feet to an alley.
Included in the above description but specifically excluded herefrom is that tract of land conveyed to the State of Tennessee, by deed from Judith E. Shelton and husband, of record in Book 3026, page 615, being a strip of ground 15 feet wide parallel to and adjoining the north margin of the 40 foot right-of-way of Lebanon Road as determined by the Second Circuit Court of Davidson County, Tennessee, of record in Minute Book 83, page 287.

The above-described property being the same property conveyed to the **Music City Pick-A-Part Partnership** from **Music City Pick-A-Part, LLC** by Quit Claim Deed of record in the Register's Office of Davidson County, Tennessee at Instrument Number 20191112-0116585.