QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2024

Karen Johnson Davidson County
Batch# 862361 DEEDQC
05/25/2022 11:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220525-0060707

THIS INSTRUMENT WAS PREPARED BY:
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, TN 37212

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ALTO PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **ALTO PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ONE HUNDRED PERCENT (100%) OF GRANTOR'S INTEREST IN CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THE PREPARER OF THIS DEED DID NOT PERFORM A TITLE SEARCH ON THE AFOREMENTIONED PROPERTY. THIS QUITCLAIM DEED WAS PREPARED USING INFORMATION SUPPLIED BY THE PARTIES AND PREPARER HEREBY WAIVES ANY WARRANTY OR ACCURACY OF TITLE.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The purpose of this quitclaim deed is to combine two parcels.

(SIGNATURE ON THE FOLLOWING PAGE)

Witness our hands this 18th day of May, 2022.

GRANTOR:
ALTO PARTNERS, LLC, a
Tennessee limited liability company

By: Hemel Surati
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Hemel Surati, President of Alto Partners, LLC, a Tennessee limited liability company, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained as President.

WITNESS my hand, at office, this 18th day of May, 2022.

Notary Public

My commission expires: 3.6.2024

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

EXHIBIT A

DESCRIPTION OF LAND

Being a tract of land lying in Davidson County, Tennessee, also being Lots 1 & 2, on the Plan of Murfreesboro Pike/Winners LP., as of record in Plat Book 7900, Page 21, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing Concrete Monument on the southerly right-of-way line of Murfreesboro Pike at a corner common with Young Broadcasting of Nashville, LLC., as of record in Deed Instrument No. 20040901-0106049, at said Register's Office, and being the northwest corner of the tract described herein;

Thence with southerly right-of-way line of Murfreesboro Pike, South 67 deg 17 min 27 sec East, 294.28 feet to an exising pk nail at the intersection of the southerly right-of-way line of Murfreesboro Pike and the westerly right-of-way line of Fesslers Lane;

Thence with the westerly right-of-way line of Fesslers Lane along a curve to the right with an arc length of 54.70 feet, the radius of which is 40.00 feet, the central angle of which is 78 deg 21 min 00 sec to an existing iron rod;

Thence South 11 deg 03 min 33 sec West, 24.06 feet to an existing pk nail;

Thence along a curve to the right with an arc length of 145.95 feet, the radius of which is 687.04 feet, The central angle of which is 12 deg 10 min 17 sec to an existing Concrete Monument at a corner common with Alley Cassetty Coal Co., INC., as of record in Deed book 6463, Page 516, at said Register's Office;

Thence leaveing the westerly right-of-way line of Fesslers Lane with northerly property line of Alley Cassetty Coal Co., INC., North 66 deg 46 min 17 sec West, 180.97 feet to an existing iron rod;

Thence South 71 deg 39 min 57 sec West, 132.73 feet to an existing iron rod on the easterly property line of said Young Broadcasting of Nashville, LLC;

Thence with the easterly property line of Young Broadcasting of Nashville, LLC., North 08 deg 41 min 50 sec East, 294.76 feet to the point of beginning, containing 68,646 square feet (1.58 acres more or less).

Being the same property conveyed to Alto Partners, LLC., as of record in Deed Instrument No. 20220309-0027296, at said Register's Office.

Tennessee Certification of Electronic Document

I, Mary Charles Davis, 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 5-18-2022 (date of document).

Affiant Signature

5-18-2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-6-2024

NOTARY'S SEAL

