Karen Johnson Davidson County
Batch# 873979 DEEDQC
06/21/2022 09:14:14 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20220621-0070086

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Octane Partners Murf, LLC 2505 21ST Avenue South, Suite 201 Nashville, TN 37212	Same	107-13-0-131.00 120-01-0-149.00 107-13-0-147.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, (1) MARVIN C. CYPRESS and JOAN G. CYPRESS, CO-TRUSTEES OF THE GOLD CYPRESS LIVING TRUST, (2) DAVID E. CYPRESS, (3) LAURENCE L. CYPRESS, (4) LYNN G. LENT, TRUSTEE OF THE IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO and (5) LYNN GUTTMAN LENT, TRUSTEE OF THE LYNN GUTTMAN LENT REVOCABLE TRUST - 2016 (collectively, the "Grantors"), hereby quitclaim and convey OCTANE PARTNERS MURF, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 14 day of June, 2022.

Marvin C. Cypress Co-Trustee

MARVIN C. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

Joan G. Cypress Co-Trustee

JOAN G. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

DAVID E. CYPRESS

LAURENCE L. CYPRESS

OFFICIAL STAMP
PHILIP HARDISON
NOTARY PUBLIC — OREGON
COMMISSION NO. 1008439
MY COMMISSION EXPIRES FEBRUARY 8, 2025

LYNN G. LENT, TRUSTEE of the Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro

LYNN GUTTMAN LENT, TRUSTEE of the Lynn Guttman Lent Revocable Trust - 2016

STATE OF Oregon)

COUNTY OF Lane)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Marvin C. Cypress Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of June, 2022.

Philip Hardison
Notary Public

My Commission Expires: 2/8/2025

STATE OF Oregon)

COUNTY OF Lane)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joan G. Cypress, Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of June, 2022.

Philip Hardison
Notary Public

OFFICIAL STAMP
PHILIP HARDISON
NOTARY PUBLIC — OREGON
COMMISSION NO. 1008439
MY COMMISSION EXPIRES FEBRUARY 8, 2025

My Commission Expires: 2/8/2025

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, David E. Cypress, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Laurence L. Cypress, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)

IN WITNESS WHEREOF, the undersigned has executed this instrument on the _____ day of June, 2022.

_____
MARVIN C. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

_____
JOAN G. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

David E. Cypress
_____
DAVID E. CYPRESS

_____
LAURENCE L. CYPRESS

_____
LYNN G. LENT, TRUSTEE of the Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro

_____
LYNN GUTTMAN LENT, TRUSTEE of the Lynn Guttman Lent Revocable Trust - 2016

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Marvin C. Cypress Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joan G. Cypress, Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

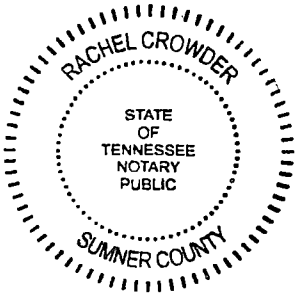
STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, David E. Cypress, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of June, 2022.

Rachel Crowder
Notary Public



My Commission Expires: 5/23/2023

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Laurence L. Cypress, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)

IN WITNESS WHEREOF, the undersigned has executed this instrument on the _____ day of June, 2022.

_____
MARVIN C. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

_____
JOAN G. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

_____
DAVID E. CYPRESS

_____
LAURENCE L. CYPRESS

_____
LYNN G. LENT, TRUSTEE of the Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro

_____
LYNN GUTTMAN LENT, TRUSTEE of the Lynn Guttman Lent Revocable Trust - 2016

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Marvin C. Cypress Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joan G. Cypress, Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____
STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, David E. Cypress, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Laurence L. Cypress, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: 7-9-22

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF _____)

IN WITNESS WHEREOF, the undersigned has executed this instrument on the _____ day of June, 2022.

_____
MARVIN C. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

_____
JOAN G. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

_____
DAVID E. CYPRESS

_____
LAURENCE L. CYPRESS

Lynn G Lent, Trustee
LYNN G. LENT, TRUSTEE of the Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro

Lynn Guttman Lent, Trustee
LYNN GUTTMAN LENT, TRUSTEE of the Lynn Guttman Lent Revocable Trust - 2016

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Marvin C. Cypress Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joan G. Cypress, Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____
STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, David E. Cypress, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Laurence L. Cypress, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

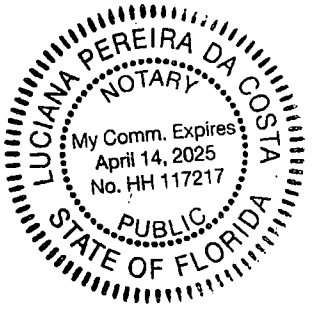
STATE OF Florida)

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Lynn G. Lent, Trustee, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 2022.

Luciana Pereira Da Costa
Notary Public



My Commission Expires: April 14th, 2025

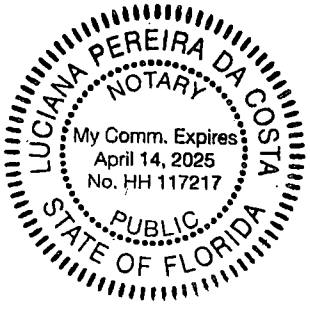
STATE OF Florida)

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Lynn Guttman Lent, Trustee, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 2022.

Luciana Pereira Da Costa
Notary Public



My Commission Expires: April 14th, 2025

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 16 day of June, 2022.

Notary Public

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

5

Exhibit A

BEING located in the 13th Councilmanic District of Davidson County, Tennessee, being located southeasterly of the U.S. Highway 70S, 41 (State Route 1, Murfreesboro Pike) and Thompson Place intersection and being all of the Gold Cypress Living Trust Property as recorded in Instrument #20171205-0124041 in the Register's Office of Davidson County, Tennessee, and also being a portion of Lot 7 of the Map of the Lands owned by the heirs of Thomas Poole as recorded in Plat Book 161, Page 103 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at new iron pin monument in the easterly right-of-way of U.S. Highway 70S, 41 (State Route 1, Murfreesboro Pike), said monument also being the southwesterly corner common to the Gold Plaza Partnership Property as recorded in Instrument #20050502-0048545 in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of U.S. Highway 70S, 41 (State Route 1, Murfreesboro Pike) and continuing along with the southerly and easterly lines of the Gold Plaza Partnership Property the following two calls: N 44°05'13" E a distance of 160.00' to a new masonry nail and brass disk;

Thence N 45°54'47" W a distance of 91.80' to a new iron pin monument, said monument being the southerly right-of-way of Thompson Place;

Thence leaving said Gold Plaza Partnership Property and continuing along with the southerly right-of-way of Thompson Place, N 80°01'23" E a distance of 221.01' to a new iron pin monument, said monument being the northwesterly corner common to Lot 1 of the Lavista Villa Apartments as recorded in Plat Book 4060, Page 29 in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of Thompson Place and continuing along with the westerly line of Lot 1 of the Lavista Villa Apartments the following two calls: S 43°04'07" E a distance of 235.20' to a point;

Thence S 22°05'27" E a distance of 5.10' to a point said point being the northwesterly corner common to the Hamid Saleh, Fadhel Alkifi and Kawthar Bahhur Property as recorded in Instrument #20071107-0131371 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 1 of the Lavista Villa Apartments and continuing along with the northerly line of the Hamid Saleh, Fadhel Alkifi and Kawthar Bahhur Property, S 40°07'30" W a distance of 325.80' to an existing ½" galvanized pipe, said monument being the easterly right-of-way of U.S. Highway 70S, 41 (State Route 1, Murfreesboro Pike);

Thence leaving said Hamid Saleh, Fadhel Alkifi and Kawthar Bahhur Property and continuing along with the easterly right-of-way of U.S. Highway 70S, 41 (State Route 1, Murfreesboro Pike) N 45°56'59" W a distance of 299.99' to a new iron pin monument, which is the point of beginning, having an area of 101,077 square feet, 2.32 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated April 18, 2022.

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