ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Avocat Propco LLC 551 Ryan Circle Cookeville, TN 38501	106-04-0-019.00	Same as New Owner
This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **AVOCAT PROPERTIES LLC**, a Tennessee limited liability company ("**Grantor**") has bargained and sold, and by these presents does hereby sell, assign and quitclaim to **AVOCAT PROPCO LLC**, a Tennessee limited liability company ("**Grantee**"), Grantee's successors and assigns, any and all rights Grantor may have in certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This is improved property located and known as 733 Massman Drive, Nashville, Davidson County, Tennessee 37210.

Karen Johnson Davidson County
Batch# 882621 **DEEDQC**
06/30/2022 03:36:46 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220630-0076269

ELIZABETH SOFIA
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF Putnam

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 27 day of June, 2022.

Notary Public
My Commission Expires: 02-25-2023

IN WITNESS WHEREOF the execution of this Special Warranty Deed by Grantor as of the day and year first above written.

AVOCAT PROPERTIES LLC,
a Tennessee limited liability company

By: _____
Name: Matthew Campagni
Title: Manager

STATE OF TN
COUNTY OF Putnam

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matt Campagni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of AVOCAT PROPERTIES LLC, a Tennessee limited liability company, the within named bargainor, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Authorized Representative.

Witness my hand and seal this 27th day of June, 2022.

_____
Notary Public
My commission expires: 02-25-2023

ELIZABETH SOFKA
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

EXHIBIT A
Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 AS SHOWN ON THE PLAN OF SECTION 27, METROPOLITAN INDUSTRIAL PARK AS OF RECORD IN BOOK 4470, PAGE 45, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF MASSMAN DRIVE, SAID POINT BEING 1,200.76 FEET NORTHEASTERLY FROM ELM HILL PIKE; THENCE, LEAVING SAID NORTHEASTERLY MARGIN NORTH 55 DEGREE 14 MINUTES WEST 707.86 FEET TO A POINT IN THE CENTERLINE OF MILL CREEK; THENCE WITH SAID CENTERLINE NORTH 18 DEGREES 48 MINUTES EAST, 210.00 FEET TO A POINT; THENCE, CONTINUING WITH SAID CENTERLINE NORTH 67 DEGREES 10 MINUTES EAST 234.63 FEET TO A POINT; THENCE SOUTH 55 DEGREES 14 MINUTES EAST 639.91 FEET TO APPOINT IN THE NORTHERLY MARGIN OF MASSMAN DRIVE; THENCE WITH SAID MARGIN SOUTH 34 DEGREES 46 MINUTES WEST 400.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AVOCAT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM SOUTHEASTERN FREIGHT LINES, INC., A SOUTH CAROLINA CORPORATION OF RECORD IN INSTRUMENT NO. 202205200058722, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.