Karen Johnson Davidson County
Batch# 885463 DEEDQC
07/07/2022 01:15:00 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220707-0078527

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35866-1 / Box #14

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| TA Partners<br>c/o Horrell Properties LLC<br>3030 Sidco Drive<br>Nashville, TN 37204 | New Owner | 11816005300 |

## QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Horrell Properties, LLC, a Tennessee limited liability company; F.J.&S. Investments, a Tennessee general partnership; Richards Family Partners, L.P., a Tennessee limited partnership; and Nisswa, LLC, a Delaware limited liability company** (hereinafter collectively referred to as the "**Grantors**"), by these presents do transfer, convey and quitclaim unto **TA Partners, a Tennessee general partnership (hereinafter referred to as the "Grantee")**, its successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 94, 95, 96 and 97 on the Plan of Sidco, Section Three, of record in Plat Book 2663, Page 41, amended in Book 3577, page 208, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof (the "Real Estate").

Being all of the same property conveyed to T A Partners, a Tennessee General Partnership, by Deed dated September 20, 2000, from TestAmerica Incorporated, of record in Instrument No. 20000925-0094998 and further conveyed to Horrell Properties, Inc., a Tennessee corporation, as to a 25% undivided interest and to James E. Richards, III, and wife, Donna Richards, as to a 75% undivided interest by Quitclaim Deed dated October 1, 2003, from TA Partners, a Tennessee general partnership, of record in Instrument No. 20031027-0158123, Register's Office for Davidson County, Tennessee. The said James E. Richards, III, and wife, Donna Richards further conveyed to F.J.&S. Investments, a Tennessee general partnership, a 19.295846% undivided interest, by Quitclaim Deed dated October 20, 2003, of record in Instrument No. 20031107-0163917 and to Richards Family Partners, L.P., a Tennessee limited partnership, a 55.704154% undivided interest, by Quitclaim Deed dated January 15, 2004, of record in Instrument No. 20040116-0006825, Register's Office for Davidson County, Tennessee. The said Richards Family Partners, L.P., a Tennessee limited partnership, further conveyed to Nisswa LLC, a Delaware limited liability company, a 27.852077% undivided interest, by Quitclaim Deed dated December 27, 2012, of record in Instrument No. 20121227-0119620, Register's Office for Davidson County, Tennessee.

Horrell Properties, Inc., a Tennessee corporation was converted to Horrell Properties, LLC, a Tennessee limited liability company, as evidenced by Articles of Entity Conversion, of record in Instrument No. 20181226-0125361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record. This Quitclaim Deed has been executed and delivered by the Grantors in order that title to the Real Estate will be held by the general partnership, rather than by the partners which individually comprise the partnership.

IN WITNESS WHEREOF, this instrument has been executed this 5 day of July, 2022.

**Horrell Properties, LLC,**
**a Tennessee limited liability company**

By: _____
Name: Stephen Horrell
Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Stephen Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Horrell Properties, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Manager for the said limited liability company.

WITNESS my hand and official seal this 5 day of July, 2022.

_____
NOTARY PUBLIC
My Commission Expires: July 3, 2023

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Affiant

Subscribed and sworn to before me this 7 day of July, 2022.

_____
Notary Public
My Commission Expires: July 3, 2023

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, this instrument has been executed this 5 day of July, 2022.

**F.J.&S. Investments,**
**a Tennessee general partnership**

By: _____
Name: Stephen Horrell
Its: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Stephen Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of F.J.&S. Investments, a Tennessee general partnership, and who further acknowledged that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner for the said partnership.

WITNESS my hand and official seal this 5 day of July, 2022.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: July 3, 2025

IN WITNESS WHEREOF, this instrument has been executed this 5 day of July, 2022.

**Richards Family Partners, L.P.,**
**a Tennessee limited partnership**

By: James E Richards III
James E. Richards, III, its Sole General Partner

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared James E. Richards, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole General Partner of Richards Family Partners, L.P., a Tennessee limited partnership, and who further acknowledged that he, as such Sole General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Sole General Partner for the said partnership.

WITNESS my hand and official seal this 5 day of July, 2022.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: July 3, 2023

IN WITNESS WHEREOF, this instrument has been executed this 9th day of June, 2022.

**Nisswa, LLC,**
**a Delaware limited liability company**

By: Barbara Haugen
Name: Barbara Haugen
Its: Manager

STATE OF Tennessee ]
COUNTY OF Davidson ]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Barbara Haugen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Manager of Nisswa, LLC, a Delaware limited liability company, and who further acknowledged that she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Manager for the said limited liability company.

WITNESS my hand and official seal this 9th day of June, 2022.

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tracy L. Umeda
NOTARY PUBLIC
My Commission Expires: 10/02/2023