Karen Johnson Davidson County
Batch# 886132 DEEDQC
07/08/2022 01:49:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20220708-0078986

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Crowell Capital Partners, GP Attention: Mary Margaret Bourbeau and J. Frank Crowell III P.O. Box 41250 Nashville, Tennessee 37204	118-02-0-257.00 118-02-0-258.00 105-14-0-268.00 105-14-0-269.00 105-14-0-270.00	Same as Owner

This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings, LLP (JLM)
1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Envirotest Corp.**, a Delaware corporation, successor by merger to TriLen LLC (the "Grantor"), has bargained and sold, and by these presents does quitclaim, transfer and convey to **Crowell Capital Partners, GP**, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, all of Grantor's interest in a certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all of Grantor's interest in all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

This is improved property known as 501 Craighead Street; 2405 Craighead Street; and three separate parcels each with the address of 0 Craighead Street, Nashville, Tennessee 37203.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 30 day of June 2022.

Notary Public
My Commission Expires: 11/15/25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 27 day of June, 2022.

GRANTOR:

ENVIROTEST CORP.,
a Delaware corporation

By: _____
Name: Jeffrey Bagley
Title: Treasurer

STATE OF Connecticut)
)
COUNTY OF Hartford)

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Jeffrey Bagley, 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 Treasurer of Envirotest Corp., a Delaware corporation, the within named bargainor, and that he as such _____, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand, at office, this 27 day of June, 2022.

Paula Rucker
Notary Public

My Commission Expires: PAULA RUCKER
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2022

Exhibit A

Description of Property

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of Craighead Street and the westerly right-of-way line of Interstate 65;

Thence leaving the southerly right-of-way line of Craighead Street with the westerly right-of-way line of Interstate 65, South 05 deg 23 min 56 sec West, 475.50 feet to an iron rod set on the easterly property line of The Terry Family Limited Partnership, as of record in Deed Book 8264, Page 507, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Interstate 65 with the easterly property line of said Terry Family Limited Partnership, and Joshua David & Jonathan Andrew Dodd, as of record in Deed Instrument No. 20161031-0114460, at said Register's Office and 2500 White Rental Owners SPE, LLC, as of record in Deed Instrument 20220217-0018632, at said Register's Office and Crowell Capital Partners, GP, as of record in Deed Instrument No. 20161222-0134832, at said Register's Office, North 15 deg 06 min 07 sec West, 521.03 feet to an iron rod set on the southerly right-of-way line of Craighead Street;

Thence with the southerly right-of-way line of Craighead Street along a curve to the right with an arc length of 41.59 feet, the radius of which is 1392.69 feet, the central angle of which is 1 deg 42 min 40 sec, the chord of which is South 81 deg 02 min 38 sec East, 41.59 feet to an iron rod set;

Thence South 80 deg 28 min 34 sec East, 141.32 feet to the point of beginning, containing 43,432 square feet (0.997 acres more or less).

This description based upon the ALTA/NSPS Land Title Survey of 501 Craighead Street, dated May 12, 2022 and prepared by Michael H. Charatte, Tennessee R.L.S. 2048.

Being the same property conveyed to TriLen, LLC, a Florida limited liability company by Warranty Deed dated 05/18/2007 from Envirotest Systems Corp., a Delaware corporation, of record in Instrument 200705180059814, Register's Office for Davidson County, Tennessee.

COMMERCIAL AFFIDAVIT

On this 27 day of June, 2022, before me personally appeared Jeff Bagley, the Treasurer of Envirotest Corp., a Delaware corporation f/k/a TriLen LLC, Owner of property, to me personally known, who, being duly sworn on his/her/their oath(s), did say that all of the persons, firms and corporations, including the general contractor and all subcontractors who have furnished services, labor or materials according to plans and specifications, or extra items, used in the construction or repair of buildings and improvements on the real estate hereinafter described, have been paid in full and that such work has been fully completed and accepted by the owner. In my capacity as Owner, I am personally familiar with the Property, including the existence of any tenancies, leases, parties in possession and other occupancies, and payment of taxes and assessments in connection therewith.

- Affiant further says that no proceeding in bankruptcy instituted by or against the owner in any jurisdiction of the U.S. (and if a partnership against any general partner(s) thereof) is now pending, nor has the owner ever made an assignment for the benefit of creditors.

- Affiant further says that no claims have been made to affiant by, nor is any suit now pending on behalf of, any contractor, subcontractor, laborer or materialman, and further that no chattel mortgages, conditional bills of sale, retention of title agreements, security agreements, financing statements, or personal property leases have been given or are outstanding as to any fixtures, appliances, or equipment which are now installed in or upon said real property, or the improvements thereon.

- Affiant further says Affiant is not aware, and have not received written notice, that the improvements on the land violate any building permit, zoning, restrictions or covenants. In addition, affiant is not aware, and has not been told, that the improvements on the land encroach over any building lines, easements or property lines.

- Affiant further says they are not aware, and have received written notice, that the improvements by our neighbors encroach over our property lines, except as described in the ALTA/NSPS Land Title Survey of 501 Craighead Street, dated May 12, 2022 and prepared by Michael H. Charatte, Tennessee R.L.S. 2048, and/or the matters disclosed in the title commitment issued by Stewart Title Company Tennessee Division (collectively, the "Disclosed Conditions").

- Affiant further says that, to its actual knowledge, the land has actual pedestrian and vehicular access based on a legal right of access to the land.

- Affiant further says there are not unrecorded documents affecting title to the property.

- Affiant further says there are no unpaid bills or claims for labor or services performed or materials furnished for the construction of improvements on the Property.

- Affiant further says their enjoyment of the Property has been peaceful and undisturbed and the title to the Property has never been disputed or questioned to their knowledge, nor do they know of any facts by reason of which title to, or possession of the Property might be disputed or questioned, or by reason of which others may claim title to the Property or any portion thereof or an easement over and across same except: for the signage and easement matters disclosed in the title commitment issued by Stewart Title Company Tennessee Division.

- Except for the Disclosed Conditions, there are no tenancies, leases, occupancies or parties in possession of the property. The term of the unrecorded Billboard Lease between Envirotest Systems Corp., as landlord, and David Patterson, as tenant, dated October 24, 2001 (the "Billboard Lease"), has expired and the time period for the tenant to remove the billboard under the Billboard Lease has also expired.

- Affiant further says there are no unpaid real or personal property taxes, water and/or sewer usage charges or unpaid special assessments for items such as improvements for sidewalks, curbs, gutters, alleys, etc.

- Affiant further says that there are no outstanding deeds of trust, mortgages, judgment liens, mechanics' or materialmen's liens filed of record or unfiled claims or any other liens or encumbrances of any kind except as follows: _____

■ The Owner further states that he/she does not have, and is not subject to, any of the following, other than those listed above:

Home Equity Loan Secured
Federal Tax Liens
Prior Year City and County Taxes
Acts of Bankruptcy
Second Mortgage
Liens for spousal and/or child support
Judgment or Mechanic's or Materialmens' Lien
Assessments by the Homeowner's Association

The Owner does for a valuable consideration hereby agree and guarantee to hold Stewart Title Company Tennessee Division and Stewart Title Guaranty Company (by reason of the fact that it has issued its title insurance policies), harmless against any liens, claims or suit of or by any general contractor, subcontractor, mechanic or materialman, and against chattel mortgages, conditional bills of sales, retention of title agreements, security agreements, financing statements, or personal property leases in connection with the construction, repair or sale of such building or improvements on said real estate.

Owner/Seller is not a non-resident alien, foreign corporation, foreign trust, foreign estate or other foreign entity.

Seller's U.S. Employer Identification Number or Social Security Number 52-2096698

INDEMNITY: I AGREE TO PAY ON DEMAND TO THE PURCHASERS AND/OR LENDER AND/OR TITLE COMPANIES (INCLUDING THE UNDERWRITING TITLE INSURANCE COMPANY) IN THIS TRANSACTION, THEIR SUCCESSORS AND ASSIGNS, ALL AMOUNTS SECURED BY ANY AND ALL LIENS, CLAIMS, OR RIGHTS SHOWN OR NOT SHOWN ABOVE, TOGETHER WITH ALL COSTS, LOSS AND ATTORNEY'S FEES THAT SAID PARTIES MAY INCUR IN CONNECTION WITH SUCH LIENS, PROVIDED SAID LIENS, CLAIMS, OR RIGHTS EITHER CURRENTLY APPLY TO SUCH PROPERTY, OR A PART THEREOF, OR ARE SUBSEQUENTLY ESTABLISHED AGAINST SAID PROPERTY AND ARE CREATED BY ME, KNOWN BY ME OR HAVE AN INCEPTION OR ATTACHMENT DATE PRIOR TO THE CLOSING OF THIS TRANSACTION AND RECORDING OF THE DEED AND/OR MORTGAGE.

The real estate and improvements referred to herein are situated in the State of Tennessee, County of Davidson, and are described as follows, to-wit:

The improved property known as 501 Craighead Street; 2405 Craighead Street; and three separate parcels each with the address of 0 Craighead Street, Nashville, Tennessee 37203.

SEE EXHIBIT "A" ATTACHED HERETO

In witness whereof, the undersigned has executed this affidavit as of the 27 day of June, 2022.

OWNER:

ENVIROTEST CORP.,
a Delaware corporation

By: Jeffrey Bagley
Name: Jeffrey Bagley
Title: Treasurer

STATE OF Connecticut

COUNTY OF Hartford

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jeffrey Bagley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his or her oath acknowledged himself or herself to be the Treasurer of Envirotest, Corp., the within named bargainor, a Delaware corporation, and that he or she as such _____ being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____.

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

Paula Rucker
Notary Public

My Commission Expires:

PAULA RUCKER
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2022

_____

EXHIBIT "A"

Description of the Property

Land in Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the southerly right of way of Craighead Avenue, said pin being 181.97 feet, more or less, in a westerly direction from the westerly right of way of Interstate 65;

THENCE, with said right of way of Craighead Avenue along a curve to the right with a central angle of 01 degrees 40 minutes 20 seconds and a radius of 1,392.69 feet, a distance of 40.65 feet to an iron pin;

THENCE, South 79 degrees 59 minutes 30 seconds East, 141.32 feet to an iron pin, said pin being at the point of intersection of the southerly right of way of Craighead Avenue and the westerly right of way of Interstate 65;

THENCE, with said right of way of Interstate 65, South 05 degrees 53 minutes 00 seconds West, 475.38 feet to an iron pin;

THENCE, leaving said right of way of Interstate 65, North 14 degrees 31 minutes 35 seconds West, 520.55 feet to the point of beginning, containing 0.9916 acres (43,194 square feet), more or less.

Being the same property conveyed to TriLen, LLC, a Florida limited liability company by Warranty Deed dated 05/18/2007 from Envirotest Systems Corp., a Delaware corporation of record in Instrument 200705180059814, Register's Office for Davidson County, Tennessee.

NON-FOREIGN CERTIFICATE

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform **Crowell Capital Partners, GP**, a Tennessee general partnership ("**Transferee**"), that withholding of tax under Section 1445 of the Internal Revenue Code of 1986, as amended (the "**Code**"), will not be required upon the transfer of certain real property to Transferee by **Envirotest Corp.**, a Delaware corporation ("**Transferor**"), the undersigned hereby certifies the following on behalf of Transferor:

Transferor is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Code and the Income Tax Regulations promulgated thereunder);

Transferor is not a disregarded entity as defined in Treasury Regulations § 1.1445-2(b)(2)(iii);

Transferor's U.S. employer identification number or social security number is 52-2096698; and

Transferor's address is 7 Kripes Rd. East Granby, CT 06026

Transferor understands that this Certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalty of perjury I declare that I have examined this Certification and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of Transferor.

Dated as of: June 27, 2022

ENVIROTEST CORP.,
a Delaware corporation

By: _____
Name: Jeffrey Bagley
Title: Treasurer

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 June 27, 2022.

Affiant
Date: July 8, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON