This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 891833 DEEDQC
07/21/2022 10:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220721-0083493

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Sierra Denali, LLC 201 Franklin Road, Suite 400 Brentwood, TN 37207	[SAME]	095-00-0-003.00 095-00-0-005.00

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 which are hereby acknowledged, **HORSEPOWER, J.V.**, a Tennessee joint venture ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **SIERRA DENALI, LLC**, a Tennessee limited liability company ("Grantee"), all of its right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of Grantor's interest in the Property is made 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 $0.00.

Affiant

Subscribed and sworn to me this 20th day of July, 2022.

NOTARY PUBLIC
My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 20 day of July, 2022.

GRANTOR:

HORSEPOWER, J.V., a
Tennessee joint venture

By: _____
Name: Earl H. Dunn, Jr.
Its: Managing General Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Earl H. Dunn, Jr., 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 Managing General Joint Venturer of Horsepower, J.V., a Tennessee joint venture, the within named bargainor ("Grantor"), and that he as such Managing General Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Grantor by himself as the Managing General Joint Venturer of Grantor.

Witness my hand and seal, at Office, as of the 20th day of July, 2022.

_____
Notary Public

My Commission Expires: 9/5/25

BENJAMIN HUNTER SOUTHARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Being a tract of land lying in the 15th District of Davidson County, Nashville, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of Lebanon Pike (U. S. Highway 70, State Route 24) and by Ken James and Melissa Moon as recorded in Instrument Number 201511190117304, Register's Office of Davidson County, Tennessee (RODC); bounded on the east by Kile Investments, LLC, as recorded in Instrument Number 200902250016774, RODC; bounded on the south by Linda H. Donoho, Trustee, as recorded in Instrument Number 201005060034330, RODC, and bounded on the west by Crown Lebanon Partnership, L.P., as recorded in Instrument Number 200102020010616, RODC. Tract being more particularly described as follows:

Point of Beginning being a found 1/2" iron rod lying on said southern ROW of Lebanon Pike, being \'b1330 feet northwest of the centerline intersection of Clovernook Drive and Lebanon Pike; thence along said ROW of Lebanon Pike North 46 degrees 36 minutes 14 seconds East 242.56 feet to a set point; thence along the common line of said Ken James and Melissa Moon with the following: South 35 degrees 06 minutes 09 seconds East 130.32 feet to a found iron rod with cap; thence North 48 degrees 11 minutes 08 seconds East 64.81 feet to a set point; thence North 11 degrees 50 minutes 40 seconds West (passing a found p.k. nail, the northeast corner of said Ken James and Melissa Moon at (153.43 feet) a total of 156.09 feet to a set point lying on said southern ROW of Lebanon Pike ; thence along said ROW of Lebanon Pike North 46 degrees 54 minutes 13 seconds East 35.20 feet to a set point; thence along the common line of said Kile Investments with the following: South 11 degrees 48 minutes 41 seconds East 167.66 feet to a set point; thence South 12 degrees 02 minutes 35 seconds East 515.91 feet to a set point; thence along the common line of said Donoho South 68 degrees 05 minutes 25 seconds West 352.78 feet to a set point; thence along the common line of said Crown Lebanon Partnership North 11 degrees 42 minutes 34 seconds West 531.30 feet to the point of beginning.

Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Horsepower, J.V., a Tennessee joint venture, by Special Warranty Deed from JJA Properties TN LLC, a Tennessee limited liability company, of record in Instrument No. 20220421-0046224 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on April 21, 2022.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 July 20, 2022 (date of document).

Affiant Signature

July 20, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of July, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY