Karen Johnson Davidson County
Batch# 894976 DEEDQC
07/27/2022 11:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220727-0085683

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
201 4TH AVENUE N., SUITE 1800
NASHVILLE, TN 37219
TEL: (615) 244-5772

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL #: |
|---|---|---|
| Pinnacle Opryland, LLC<br>5119 Meadow Lake Rd.<br>Brentwood, TN 37027 | SAME | Map and Parcel: 062-00-0-275.00 |

STATE OF ~~TENNESSEE~~ N.C. ) The actual consideration or value, whichever is greater, for this transfer is None.
COUNTY OF ~~DAVIDSON~~ Wake)

SWORN to and subscribed before me this 20th day of June, 2022.

Affiant

Notary Public

My Commission Expires: 06/11/2024

SUN J CHOE
Notary Public
Wake Co., North Carolina
My Commission Expires June 11, 2024

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, PINNACLE MUSIC VALLEY, LLC, a Tennessee limited liability company, hereinafter referred to as "Grantor", by these presents does transfer and convey unto PINNACLE OPRYLAND, LLC, a Tennessee limited liability company, hereinafter referred to collectively called "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the **"Property"**).

**This property is un-improved property known as 124 Music City Circle, Nashville, Davidson County, Tennessee 37213.**

IN WITNESS WHEREOF, I have hereunto set my hand this the 20th day of July 2022.

PINNACLE MUSIC VALLEY, LLC

By: _____

State of ~~Tennessee~~ N.C. )
County of Wake )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Rakesh Govindji, 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 President (or other officer authorized to execute the instrument) of Pinnacle Music Valley, LLC a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Chief Manager (or other authorized officer).

WITNESS my hand and official seal at ~~Nashville,~~ Raleigh, N.C. Tennessee, this 20th day of July, 2022.

_____
Notary Public

SUN J CHOE
Notary Public
Wake Co., North Carolina
My Commission Expires June 11, 2024

My Commission Expires:
06/11/2024

## EXHIBIT A

### The Property

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Music City Villa Section 1, Revision 1 of record in Plat Instrument Number 202005070047838, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Pinnacle Music Valley, LLC, a Tennessee limited liability company by Quitclaim deed from Ramon G. Dayal and Rakesh Govindji of record in Instrument No. 20160630-0066974 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on June 30, 2016.

## EXHIBIT B

## EXCEPTIONS

1. Subject to all matters shown on the Plan of record as Instrument Number 20200507-0047838, Plat Book 7900, Page 887 and Plat Book 4715, Page 1, Register's Office of Davidson County, Tennessee.
2. Restrictive Covenants contained in the Warranty Deed of record in Book 4546, Page 287, in the Register's Office for Davidson County, Tennessee.
3. Easements of record at Instrument No. 20010102-0000575, in the Register's Office for Davidson County, Tennessee.
4. Taxes for the year 2022, a lien not yet due and payable.

# 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 26, 2022 (date of document).

Affiant Signature

July 26, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of July, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202207270085683