Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
New Leaf Cold Storage LP, a California Limited Partnership
3067 Fairway Ave Kingsburg, CA 93631

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 895914 DEEDWARR
07/29/2022 10:46:09 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220729-0086531

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 173-05-0A-023-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kara B. Shackleford, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **New Leaf Cold Storage LP, a California Limited Partnership** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Barnes Crossing, Phase I, a Planned Unit Development, according to Plat and survey as shown on Exhibit "A" of said Master Deed of record in Instrument No. 20050721-0084791; as re-recorded of record in Instrument No. 20050805-0092480; and as amended in Instrument No. 20051114-0136938; and in Instrument No. 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kara B. Shackelford, unmarried by deed dated August 23, 2017 from Heather D. Fuqua, unmarried and Ashley N. Fuqua, unmarried recorded in Instrument No. 20170824-0087211, Register's Office.

The execution of this instrument is affected by the signature of Sasha Qualkenbush as Attorney-in-Fact for Kara B. Shackleford, which Power of Attorney is recorded in Instrument Number 20220727-0085836, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of July, 2022.

Kara B Shackleford by Sasha Qualkenbush Attorney in fact (SEAL)
Kara B. Shackleford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Sasha Qualkenbush with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Kara B. Shackleford , the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Kara B. Shackleford by herself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of July, 2022.

My Commission Expires: 3/3/25

NOTARY PUBLIC

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of July, 2022.

Notary Public
My commission expires:
File No. 2022-5003-DL

