This Instrument Prepared By:

Burr & Forman, LLP
222 Second Avenue South, Ste. 2000
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Attn: John F. Rogers, Jr., Esq.
Phone: (615) 724 – 3200

Karen Johnson Davidson County
Batch# 899809 DEEDQC
08/05/2022 02:56:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220805-0089493

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
IMSRE, INC. c/o 6795 Calle de Linea San Diego, California 92154	Same
Map(s) & Parcel No(s).: 106-06-0-079.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **LaGrasse Holdings, LLC**, a Tennessee limited liability company ("Grantor"), hereby has quitclaimed and conveyed unto **IMSRE, Inc.**, a California corporation having an address as set forth above ("Grantee"), its successors and assigns, all of Grantor's rights, title and interests in the certain lot, tract or parcel of land located in Davidson County, Tennessee and described as follows (the "Property"):

As more particularly described on **Exhibit A** attached hereto and incorporated herein fully be reference.

This is improved property known as 1101 Menzler Road, Nashville, Tennessee 37210.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property but shall not affect any representations or warranties given by Grantor to Grantee in any other agreement or instrument executed and delivered in conjunction herewith.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5 day of August, 2022.

LAGRASSE HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
John V. LaGrasse, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Stephanie Merida, a Notary Public in and for the State and County aforesaid, personally appeared John V. LaGrasse, 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 Chief Manager of **LaGrasse Holdings, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and seal at office, on this the 4 day of August, 2022.

STEPHANIE MERIDA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/25

_____
Notary Public

My Commission Expires: 1/6/25

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Rick Fann

AFFIANT

Subscribed and sworn to before me this 5 day of August, 2022.

NOTARY PUBLIC

My Commission Expires:
10/22/25

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025

48554804 v3

Exhibit A

Property Legal Description

Property located in Nashville, Davidson County, Tennessee, being Lot 5 on the plan of Grayson Industrial Park of record in Plat Book 3842, Page 131, Register's Office for Davidson County, Tennessee.

The above Property also being more particularly described by survey as follows:

Beginning at an Iron Rod (Old) at the intersection of the westerly right-of-way of Menzler Avenue (60' R.O.W.) per Plat Book 3842, Page 131, R.O.D.C., TN and the northerly right-of-way of CSX Railroad (100' R.O.W.);

Thence, leaving said westerly right-of-way of Menzler Avenue and following said northerly right-of-way of CSX Railroad, South 50 Degrees 54 Minutes 34 Seconds West 286.50 Feet to an Iron Rod (Old), being the southeast corner of the property conveyed to Carl Johnson and Dale Broadrick of record in Deed Book 9045, Page 610, R.O.D.C., TN;

Thence, leaving said northerly right-of-way of CSX Railroad and following the easterly boundary of said Johnson and Broadrick, North 05 Degrees 41 Minutes 57 Seconds East 97.96 Feet to a Mag Nail (New), being the northeast corner of said Johnson and Broadrick property;

Thence, following the northerly boundary of said Johnson and Broadrick property, North 84 Degrees 16 Minutes 12 Seconds West 169.68 Feet to an Iron Rod (Old), being the southeast corner of the property conveyed to Billy Joe Belew, Jr. and Zeljko Stojadinovic property of record in Instrument No. 20120724-0064775, R.O.D.C., TN;

Thence, leaving said northerly boundary of Johnson and Broadrick and following the easterly boundary of said Belew and Stojadinovic property, North 05 Degrees 37 Minutes 31 Seconds East 342.85 Feet to an Iron Rod (Old) on the southerly boundary of the property conveyed to Billie R. and Barbara I. Chapman of record in Instrument No. 20050127-0010224, R.O.D.C., TN;

Thence, leaving said Belew and Stojadinovic property and following the northerly boundary of said Chapman property, South 89 Degrees 29 Minutes 00 Seconds East 399.14 Feet to a Mag Nail (Old) on the westerly right-of-way of Menzler Avenue, being the southeast corner of said Chapman property;

Thence, leaving said Chapman property and following the westerly right-of-way of said Menzler Avenue, South 10 Degrees 41 Minutes 48 Seconds West 276.16 Feet to the Point of Beginning. Containing 136,995 Square Feet or 3.14 Acres more or less, according to a Survey performed by Energy Land & Infrastructure, LLC, Christopher Blake Sexton, RLS 2400, 1420 Donelson Pike, Suite A-12, on May 3, 2022.

Being the same property conveyed to LAGRASSE HOLDINGS, LLC, A Tennessee limited liability company, by deeds from Eagle USA Marketing Group Corporation, an Ohio

corporation, dated December 22, 2014 of record as Instrument No. 20141229-0118544 and 20141229-0118545, said Register's Office.

Certificate of Authenticity

I, Lisa Farris, do hereby make oath that I am the 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 August 5, 2022

8/5/2022

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2022.

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025