(3)

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

Brandi Norred Maiorino, Esq.
Ottinger Law Group, PLLC.
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn before me this 26th day of August, 2022.

Notary Public

My Commission Expires Sept. 4, 2022

Karen Johnson Davidson County
Batch# 910733 DEEDQC
08/31/2022 12:05:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220831-0098259

BRANDI NORRED MAIORINO NOTARY PUBLIC STATE OF TENNESSEE COUNTY DAVIDSON My Commission Expires 09-06-2022

Address New Owners:	Send Tax Bills To:	Map and Parcel:
7008 Westbelt Partners, LLC 700 12th Ave. S., Unit 302 Nashville, TN 37203	New Owners	079000068

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Division Street Development, LLC**, a Tennessee limited liability company owning a forty percent 40% undivided interest ("**Grantor**"), does hereby quitclaim, transfer and convey unto **7008 Westbelt Partners, LLC**, a Tennessee limited liability company ("**Grantee**") certain improved real property located in Nashville, Davidson County, Tennessee 37209, as more particularly described on Exhibit A hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 7008 Westbelt Drive, Nashville, Davidson County, Tennessee 37209.

Whenever used, the singular number shall indulge the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 24th day of August, 2022.

GRANTOR:

Division Street Development, LLC,
a Tennessee limited liability company

By: _____
Lee K. Zoller
Its: Chief Executive Officer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Lee K. Zoller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Executive Officer of Division Street Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as Chief Executive Officer executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 26th day of August, 2022.

_____
NOTARY PUBLIC

My Commission Expires: Sept. 16, 2022

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 09-06-2022

EXHIBIT A

Description of Real Property

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ONTHE EASTERLY SIDE OF WESTBELT DRIVE NORTH OF COCKRILL BEND INDUSTRIAL ROAD, BEING LOT NO. 6 AS SHOWN ON THE PLAN OF WESTBELT INDUSTRIAL PARK OF RECORD IN BOOK 6250, PAGE 796, R.O.D.C, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SURVEY OF TWM-INC., DATED JULY 25, 2022, REVISED, AS FOLLOWS:

BEGINNING AT A FOUND 3/4" I.D. IRON PIPE IN THE EASTERLY MARGIN OF WESTBELT DRIVE, SAID POINT BEING NORTH 10 DEG. 56 MIN. WEST, 311.49 FEET FROM THE NORTHERLY TERMINUS OF A CURVE RETURN TO THE NORTHERLY MARGIN OF COCKRILL BEND INDUSTRIAL ROAD; THENCE, WITH SAID MARGIN NORTH 10 DEG. 58 MIN. 45 SEC. WEST, 150.00 FEET TO A SET 5/8" REBAR CAPPED TWM-INC; THENCE, LEAVING SAID MARGIN WITH THE SOUTHERLY LINE OF LOT NO. 5 AS SHOWN ON SAID PLAN, NORTH 79 DEG. 07 MIN. 11 SEC. EAST, 324.91 FEET TO A FOUND 5/8" REBAR (NO CAP) IN THE WESTERLY LINE OF PROPERTY CONVEYED TO THE R.H. BOYD COMPAN BY DEED OF RECORD IN INSTRUMENT NO. 20000112-0004421, R.O.D.C.; THENCE, WITH SAID LINE, SOUTH 13 DEG. 39 MIN. 37 SEC. EAST, 150.04 FEET TO A FOUND 5/8" REBAR (NO CAP); THENCE, LEAVING SAID LINE WITH THE NORTHERLY LINE OF LOT NO. 7 AS SHOWN ON SAID PLAN, SOUTH 79 DEG. 05 MIN. 44 SEC. WEST, 331.92 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO TRILEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY DEED FROM ENVIROTEST SYSTEMS CORP., A DELAWARE CORPORATION OF RECORD IN INSTRUMENT NO. 200705180059814, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID TRILEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVING SINCE MERGED INTO AND BECOME KNOWN AS ENVIROTEST CORP., A DELAWARE CORPORATION, AS EVIDENCED BY CERTIFICATE OF MERGER IN FILE NO. 2870604, STATE OF DELAWARE SECRETARY OF STATE'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO DIVISION STREET DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JONATHAN B. PENNINGTON, AS SUCCESSOR TRUSTEE OF THE 1975 THOMAS GUV PENNINGTON TRUST UNDER AGREEMENT DATED JUNE 1, 1975 ALL COLLECTIVELY AS TENANTS IN COMMON, RECORDED ON August 31, 2022 IN INSTRUMENT NO. 20220831-0098257, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.