(2)

This Instrument Was Prepared by:

K&L Gates LLP
501 Commerce Street, Suite 1500
Nashville, Tennessee 37203
Attn: Matthew T. Harris

Upon Recording, Please Return to:

K&L Gates LLP
501 Commerce Street, Suite 1500
Nashville, Tennessee 37203
Attn: Matthew T. Harris

Karen Johnson Davidson County
Batch# 920002 DEEDQC
09/21/2022 03:59:09 PM 5 pgs
Fees: $27.00 Taxes: $0.00



20220921-0105128

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 19th day of September, 2022, by and between EWP PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), and CG EAT, LLC, a Kentucky limited liability company ("Grantee");

WITNESSETH:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, the Grantor conveys and quitclaims unto the Grantee, all its right, title, interest and claim in and to the following described real estate, lying in Davidson County, Tennessee:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

[SIGNATURE PAGE FOLLOWS]

Signature Page to Quitclaim Deed

IN WITNESS WHEREOF, the duly authorized officer of Grantor has signed this Deed on the date first above written.

GRANTOR:

EWP PROPERTIES, LLC,
a Tennessee limited liability company

By: Mark A. Williams
Name: MARK A WILLIAMS
Title: Pres.

STATE OF Tennessee)

COUNTY OF Davidson)

On this 13 day of September, 2022, before me, the undersigned Notary Public, personally appeared MARK A. WILLIAMS known to me (or satisfactorily proven) to be the person whose name is subscribed to the above verification, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and seal at office this 13 day of September, 2022.

Jennifer A Rooker
Notary Public

My Commission Expires:

JENNIFER A. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

***

VALUE AFFIDAVIT

STATE OF TN §
COUNTY OF Davidson §

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00

AFFIANT

Subscribed and sworn to before me this 19th day of September, 2022.

Notary Public

My Commission Expires: _____

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

Tax Parcel Number:
08202008900

Property Address:
925 Cowan Street
Nashville, Tennessee 37207

Tax Notices to:

c/o CG EAT, LLC
Creation Gardens, Inc.
Attn: Ron Turnier
2055 Nelson Miller Parkway
Louisville, KY 40223

Name and Address of Property Owner:

c/o CG EAT, LLC
Creation Gardens, Inc.
Attn: Ron Turnier
2055 Nelson Miller Parkway
Louisville, KY 40223

EXHIBIT A

Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 1 OF THE RESUBDIVISION OF RESERVE PARCEL COWAN INDUSTRIAL PARK, SECTION THREE, AS OF RECORD IN PLAT BOOK 7900, PAGE 911, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING IRON ROD AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY

LINE OF INTERSTATE 65, AND THE EASTERLY RIGHT-OF-WAY LINE OF COWAN STREET, 60 FEET IN WIDTH;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF COWAN STREET, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 65, SOUTH 85 DEG 17 MIN 17 SEC EAST, 471.54 FEET TO AN IRON ROD SET;

THENCE SOUTH 67 DEG 06 MIN 17 SEC EAST, 203.10 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH LOT 2 OF THE RESUBDIVISION OF RESERVE PARCEL, COWAN INDUSTRIAL PARK, SECTION THREE, ALSO BEING THE PROPERTY OF 905 COWAN PARTNERS, AS OF RECORD IN INSTRUMENT NUMBER: 20061221-0157820, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 65, WITH THE WESTERLY PROPERTY LINE OF SAID LOT 2, SOUTH 21 DEG 49 MIN 42 SEC WEST, 252.03 FEET TO AN EXISTING IRON ROD;

THENCE WITH THE NORTHERLY PROPERTY LINE OF SAID LOT 2, WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 62.23 FEET, THE CENTRAL ANGLE OF WHICH IS 35 DEG 39 MIN 24 SEC, THE RADIUS OF WHICH IS 100.00 FEET, THE CHORD OF WHICH IS SOUTH 80 DEG 52 MIN 01 SEC WEST, 61.23 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 81 DEG 18 MIN 17 SEC WEST, 298.61 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 110.02 FEET, THE CENTRAL ANGLE OF WHICH IS 21 DEG 29 MIN 12 SEC, THE RADIUS OF WHICH IS 293.39 FEET, THE CHORD OF WHICH IS SOUTH 87 DEG 57 MIN 07 SEC WEST, 109.38 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 39.25 FEET, THE CENTRAL ANGLE OF WHICH IS 89 DEG 57 MIN 01 SEC, THE RADIUS OF WHICH IS 25.00 FEET, THE CHORD OF WHICH IS NORTH 57 DEG 46 MIN 47 SEC WEST, 35.34

FEET TO AN IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY LINE OF COWAN STREET;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF COWAN STREET, NORTH 12 DEG 48 MIN 17 SEC WEST, 309.04 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to CG EAT, LLC, a Kentucky limited liability company from EWP PROPERTIES, LLC, a Tennessee limited liability company, by Special Warranty Deed of Record as Instrument No.: 20220921-0105127 in the Register's Office of Davidson County, Tennessee.