REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 924778 DEEDQC
10/03/2022 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221003-0109030

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 28 DAY OF SEPTEMBER 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

R. W. HARRIS STATE OF TENNESSEE NOTARY PUBLIC SEAL MAURY COUNTY My Commission Expires 02-25-2023

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Elementary Living, LLC
6054 Stags Leap Way
Franklin, TN 37064

NEW OWNER:
Elementary Living, LLC
6054 Stags Leap Way
Franklin, TN 37064

QUIT CLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

This indenture is made and entered into this 28 day of September 2022 between ELEMENTARY LIVING, LLC , a Delaware Limited Liability Company (hereinafter referred to as "GRANTOR") and ELEMENTARY LIVING, LLC , a Delaware Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Tract 1:

Being a Parcel of land said land located in Davidson County, Tennessee said Parcel being described as Parcel 26 of Metro Tax Map 44 as conveyed by deed by Instrument 20210310-0031706 of the Registers Office of Davidson County, Tennessee and a portion of current Parcel 56 of Tax Map 44 as conveyed by

deed by Instrument 20210312-0033594 of the Registers Office of Davidson County, Tennessee Said Parcel being more fully described as follows:
Beginning at an iron pin located on the eastern right of way line of Industrial Drive and the original southwesterly property corner of Parcel 26, thence proceeding along said right of way N 55deg 49min 13sec E for a distance of 195.03 feet to a point, thence along a curve with a radius of 5804.97 feet with a central angle of 01deg 39min 31sec, along the arc of said curve for a distance of 168.04 feet, said arc subtended by a chord bearing of N 55deg 34min 02 sec E for a distance of 168.03 feet to a point, thence leaving the easterly right of way margin of Industrial Boulevard along the northerly line of said parcel S 44deg 36min 55sec E for a distance of 244.42 feet to a point, thence continuing along said northerly line S 44deg 36min 55sec E for a distance of 503.23 feet to a point in the easterly property line of said parcel, thence along that easterly line S 19deg 51min 15sec W for a distance of 455.98 feet to a point being the southeasterly corner of said parcel, then along the southerly property line in a northwesterly direction N 64deg 27min 49sec W for a distance of 343.18 feet to a point, thence along a line N 34deg 13min 15sec W for a distance of 665.50 feet to a point in the easterly right of way margin of Industrial Blvd along said margin N 13deg 15min 51sec E for a distance of 59.88 feet to the point of beginning containing 418,050 square feet or 9.597 acres.

Tract 2:

Being a portion of a current Parcel of land said land located in Davidson County Tennessee said Parcel being described as Parcel 56 of Tax Map 44 as conveyed by deed by Instrument 20210312-0033594 of the Registers Office of Davidson County Tn. Portion of said Parcel being more fully described as follows:

Beginning at an iron pin located at the southeasterly corner of said Parcel 56, said corner also being in the northerly right of way margin of Robinson Road, thence along the northerly right of way margin of Robinson Road along a curve having a radius of 1392.40 feet with a central angle of 19deg 17 min 13 sec, a chord bearing of N33deg 13min 10sec W a chord distance of 466.5 feet and a length of curve of 468.71 to a point, thence continuing along the northerly margin of Robinson Road N25deg 00min 16sec W a distance of 79.34 feet, thence N 17deg 46min 44sec W 334.18 feet to a point in the easterly right of way margin of Industrial Drive, thence along the easterly right of way margin N 13deg 15min 51sec E a distance of 252.35 feet , thence leaving said Industrial Drive right of way margin along the northerly property line of said parcel S 34deg 13min 15" E a distance of 665.50 feet, thence along a line S 64deg 27min 49sec E a distance of 343.18 feet, thence along a line S 46deg 55min 55sec W a distance of 480.01 feet to the point of beginning and containing 278,819.21 square or 6.40 acres

The real property conveyed hereby is ☐ improved ☑ unimproved with a property address of: 0 Robinson Road, Old Hickory, TN 37138.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and has been derived from a new survey dated September 28, 2022 by Roy Dale, PE, Dale & Associates, Inc. (TRLS No. 12983).

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Elementary Living, LLC,
a Delaware Limited Liability Company

BY: _____
Michael Sims, Managing Member

BY: _____
Rick Otten, Managing Member

STATE OF TN)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Michael Sims and Rick Otten, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Managing Members of Elementary Living, LLC, a Delaware Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agents.

Witness my hand and seal at office in the aforesaid state and county this 28 day of September, 2022.

SEAL

W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

_____
NOTARY PUBLIC
COMMISSION EXPIRES: _____

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or 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 **September 28, 2022**.

Date

Tonya Loftin
Affiant Signature

October 3, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of October, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)