Karen Johnson Davidson County
Batch# 932841 DEEDQC
10/24/2022 08:04:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20221024-0115010

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35157-1A / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Smart Move Storage, LLC 1744 South Lumpkin Street Athens, GA 30606	New Owner	08600001900 08600016600

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **The Boat Rack, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), by these presents does transfer, convey and quitclaim unto **Smart Move Storage, LLC, a Georgia limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being the same property conveyed to The Boat Rack, LLC, a Tennessee limited liability company by Warranty Deed dated December 21, 2021 from Patricia K. Hager, an unmarried woman, of record in Instrument No. 20211222-0169129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of publishing the new, surveyor-prepared legal description in the public record.

[Signatures appear on the following pages.]

IN WITNESS WHEREOF, this instrument has been executed this 21st day of October, 2022.

The Boat Rack, LLC, a Tennessee limited liability company

By: Jason Padgett
Name: Jason Padgett
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason Padgett, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of The Boat Rack, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

WITNESS my hand, at office, this 21st day of October, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this
21st day of October, 2022.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

TRACT I – PARCEL NO. 1

Land in the 11th Councilmanic District of Nashville and Davidson County, Tennessee, being described as Parcel No. 1, being bounded on the north by Old Lebanon Dirt Road, on the east by the remaining lands of The Boat Rack, LLC Property, on the south by Old Hickory Boulevard and on the west by Dube Properties, LLC property and being more particularly described as follows:

Beginning at an iron rod (found) on the southerly right-of-way line of Old Lebanon Dirt Road (right-of-way width varies) at the northeasterly property corner of a tract of land conveyed to Dube Properties, LLC as of record in Instrument No. 20200622-0066644, Register's Office for Davidson County, Tennessee; said iron rod also being the northwesterly property corner of the herein described tract; thence,

1. With the southerly right-of-way line of said Old Lebanon Dirt Road, South 65 degrees 02 minutes 35 seconds East, 149.96 feet to an iron rod (new) at the northwesterly property corner of the remaining lands of The Boat Rack, LLC property as of record in Instrument No. 20211222-0169129, Register's Office for Davidson County, Tennessee; thence,
2. Leaving the southerly right-of-way line of said Old Lebanon Dirt Road and with the westerly property line of the remaining lands of The Boat Rack, LLC property, South 14 degrees 48 minutes 21 seconds West, 628.05 feet to an iron rod (new) on the northeasterly right-of-way margin of Old Hickory Boulevard (right-of-way width varies); thence,
3. With the northeasterly right-of-way line of said Old Hickory Boulevard, North 17 degrees 34 minutes 11 seconds West, 104.99 feet to an iron rod (new); thence,
4. North 19 degrees 28 minutes 44 seconds West, 162.25 feet to an iron rod (found) at the southeasterly property corner of the aforementioned Dube Properties, LLC property; thence,
5. Leaving the northeasterly right-of-way line of said Old Hickory Boulevard and with the easterly property line of said Dube Properties, LLC property, North 14 degrees 48 minutes 21 seconds East, 431.75 feet to the Point Of Beginning and containing 77,937 square feet or 1.78 acres, more or less as calculated by the above courses and distances which were within the precision requirements of an ALTA/NSPS Land Title Survey of 2021.

TRACT I – PARCEL NO. 2

Land in the 11th Councilmanic District of Nashville and Davidson County, Tennessee, being described as Parcel No. 2, being bounded on the North by Old Lebanon Dirt Road, on the East by remaining lands of The Boat Rack, LLC, on the South by LOJAC Enterprises and Old Hickory Boulevard, and on the West by remaining lands of The Boat Rack, LLC, an being more particularly described as follows:

Beginning at an iron rod (new) on the Southerly right-of-way line of Old Lebanon Dirt Road (right of way varies) at the northeasterly property corner of the remaining lands of The Boat Rack, LLC property as of record in Instrument No. 20211222-0169129, Register's Office for Davidson County, Tennessee; said iron rod being the northwesterly property corner of the herein described tract; thence,

1. With the South margin of said Old Lebanon Dirt Road, South 65 degrees 02 minutes 35 seconds East, 50.00 feet to an iron rod (new) at the northwesterly property corner of the remaining lands of the aforementioned The Boat Rack, LLC property; thence,

1. Leaving the South margin of said Old Lebanon Dirt Road and following the westerly property line the remaining lands of The Boat Rack, LLC Property, South 14 degrees 48 minutes 21 seconds West, 392.00 feet to an iron rod (new) at the southwesterly property corner of the remaining lands of said The Boat Rack, LLC Property; thence,
2. With the southerly property line of said The Boat Rack, LLC Property, South 65 degrees 16 minutes 39 seconds East, 225.00 feet to a point in the westerly property line of the remaining lands of said The Boat Rack, LLC Property; said point also lying in the centerline of Stoners Creek; thence,
3.With the westerly property line of The Boat Rack, LLC, and following with the centerline of said Stoners Creek for the following three calls:
South 14 degrees 06 minutes 21 seconds West, 282.30 feet to a point; thence
South 08 degrees 10 minutes 06 seconds West 136.05 feet to a point; thence,
In a Southeastwardly direction, with a curve to the left having a central angle of 22 degrees 48 minutes 05 seconds, a radius of 267.16 feet, for an arc length of 106.32 feet to a point on the northerly property line of a tract of land conveyed to LOJAC Enterprises, INC. as of record in Deed Book 7975, Page 122, Register's Office for Davidson County, Tennessee; thence,
4. With the northerly property line of said LOJAC Enterprises, INC. Property, North 69 degrees 22 minutes 53 seconds West, 96.38 feet to an iron rod (new) in the northeasterly right-of-way margin of Old Hickory Boulevard (right-of-way width varies); thence,
5. With the northeasterly right-of-way margin of said Old Hickory Boulevard, North 22 degrees 17 minutes 39 seconds West, 376.07 feet to an iron rod (new) at the southeasterly property corner of said The Boat Rack, LLC Property; thence,
6. Leaving the northeasterly right-of-way margin of said Old Hickory Boulevard, and with the easterly property line of said The Boat Rack, LLC Property, North 14 degrees 48 minutes 21 seconds East, 628.05 feet to the Point of Beginning and containing 133,514 square feet or 3.06 acres, more or less as calculated by the above courses and distances which were within the precision requirements of an ALTA/NSPS Land Title Survey of 2021.

TRACT I – PARCEL NO. 3

Land in the 11th Councilmanic District of Nashville And Davidson County, Tennessee, being described as Parcel No. 3, being bounded on the North by Old Lebanon Dirt Road, on the east by Stoners Creek, on the south by Old Hickory Boulevard and on the west by the remaining lands of The Boat Rack, LLC property and being more particularly described as follows:

Beginning at an iron rod (new) on the southerly right-of-way line of Old Lebanon Dirt Road (right-of-way width varies) and being situated South 65 degrees 02 minutes 35 seconds East, 199.96 feet from the northeasterly property corner of a tract of land conveyed to Dube Properties, LLC as of record in Instrument No. 20200622-0066644, Register's Office for Davidson County, Tennessee, as measured along the southerly right-of-way line of said Old Lebanon Dirt Road; said iron rod further being the northwesterly property corner of the herein described tract; thence,

1. With the southerly right-of-way line of said Old Lebanon Dirt Road, South 65 degrees 02 minutes 35 seconds East, 141.88 feet to an iron rod (set) at the southeasterly terminus of Webber Road (50' right-of-way); thence,

2. With the easterly right-of-way line of said Webber Road, North 32 degrees 29 minutes 42 seconds East, 19.51 feet to an iron rod (new) in the original centerline of Old Lebanon Dirt Road; thence,
3. With the original centerline of Old Lebanon Dirt Road, South 65 degrees 02 minutes 35 seconds East, 77.10 feet to a point in the remaining lands of The Boat Rack, LLC Property as of record in Instrument No. 20211222-0169129, Register' Office for Davidson County, Tennessee; said point also lying in the centerline of Stoners Creek; thence,
4. Leaving the original centerline of said Old Lebanon Dirt Road, and with the centerline of Stoners Creek, South 14 degrees 46 minutes 56 seconds West, 391.09 feet to a point in the centerline of Stoners Creek, being the northeasterly property corner of the remaining lands of The Boat Rack, LLC as of record in Instrument No. 20211222-0169129, Register's Office for Davidson County, Tennessee; thence,
5. Leaving the centerline of said Stoners Creek, and with the northerly property line of the remaining lands of said The Boat Rack, LLC property, North 65 degrees 16 minutes 39 seconds West, 225.00 feet to an iron rod (new); thence,
6. North 14 degrees 48 minutes 21 seconds East, 392.00 feet to the Point Of Beginning and containing 133,514 square feet or 3.06 acres, more or less, as calculated by the above courses and distances which were within the precision requirements of an ALTA/NSPS Land Title Survey of 2021.

TRACT II

Land in the 11th Councilmanic District of Nashville and Davidson County, Tennessee, being described as Tract II, being bounded on the north and east by Old Lebanon Dirt Road, on the south by Dry Fork Creek and on the west by Stoners Creek and being more particularly described as follows:

Beginning at a point in the centerline of Old Lebanon Dirt Road at the intersection of said centerline of said road and the centerline of Stoners Creek; said point being the northwesterly property corner of the herein described tract; thence,

1. With the centerline of said Old Lebanon Dirt, Road, South 70 Degrees 23 minutes 10 seconds East, 166.90 feet to a point; thence,
2. Continuing with said centerline in a southeastwardly direction with a curve to the right having a central angle of 78 degrees 49 minutes 55 seconds, a radius of 67.35 feet, for an arc length of 92.66 feet to a point; said curve has a chord bearing and distance of South 31 degrees 48 minutes 22 seconds East, 85.53 feet; thence,
3. South 06 degrees 41 minutes 58 seconds West, 537.38 feet to a point; thence,
4. South 06 degrees 29 minutes 39 seconds West, 240.62 feet to a point in the center of Dry Fork Creek; said point lying in the northerly property line of a tract of land conveyed to Susan A. Bashan as of record in Instrument No. 20201007-0116472, Register's Office for Davidson County, Tennessee; thence,
5. With the center of said Dry Fork Creek, being the northerly property line of said Basham, the following calls: South 84 degrees 13 minutes 45 seconds West, 23.08 feet to a point; thence,
6. South 71 degrees 05 minutes 02 seconds West, 69.83 feet to a point; thence,
7. North 88 degrees 01 minutes 06 seconds West, 39.96 feet to a point; thence,
8. South 85 degrees 03 minutes 53 seconds West, 37.42 feet to a point; thence,
9. South 54 degrees 20 minutes 10 seconds West, 16.09 feet to a point; thence,
10. South 57 degrees 35 minutes 28 seconds West, 32.75 feet to a point; thence,
11. South 82 degrees 06 minutes 16 seconds West, 90.29 feet to a point at the centerline intersection of said Dry Fork Creek and Stoners Creek; said point also lying in the easterly property line of a tract

of land conveyed to LOJAC Enterprises, Inc. as of record in Deed Book 7975, Page 122, Register's Office for Davidson County, Tennessee; thence,
12. With the center of said Stoners Creek, being the easterly property line of said LOJAC Enterprises, Inc., in part, in a northeastwardly direction with a curve to the left having a central angle of 15 degrees 33 minutes 55 seconds, a radius of 279.13 feet, for an arc length of 75.83 feet to a point; said point being the southeasterly property corner of the remaining lands of The Boat Rack, LLC property; said curve also having a chord bearing and distance of North 01 degrees 33 minutes 22 seconds East, 75.60 feet; thence,
13. Continuing with the center of said Stoners Creek, being the easterly property line of the remaining lands of The Boat Rack, LLC property, in a northwestwardly direction with a curve to the right having a central angle of 22 degrees 48 minutes 05 seconds, a radius of 267.16 feet, for an arc length of 106.32 feet to a point; said curve has a chord bearing and distance of North 03 degrees 13 minutes 56 seconds West, 105.62 feet; thence,
14. North 08 degrees 10 minutes 06 seconds East, 136.05 feet to a point; thence,
15. North 14 degrees 06 minutes 21 seconds East, 282.30 feet to a point; thence,
16. North 14 degrees 46 minutes 56 seconds East, 391.09 feet to the Point Of Beginning and containing 250,583 square feet or 5.75 acres, more or less as calculated by the above courses and distances which were within the precision requirements of an ALTA/NSPS Land Title Survey of 2021.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of The Boat Rack, LLC Property by JTA Land Surveying, Inc., James G. Terry, Tennessee R.L.S.# 2287, dated May 20, 2022, last revised October 20, 2022 as Job No. 2022-209.

I, John Cook, do hereby make oath that I am a licensed attorney and 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 October 21, 2022.

John Cook
Date: October 21, 2022

State of Tennessee
County of Davidson

Sworn to and subscribed before me this October 21, 2022.

JEFFREY S. BEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
EXPIRES: July 2, 2023