Karen Johnson Davidson County
Batch# 948890 DEEDQC
12/07/2022 03:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221207-0127723

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
1400 DAVIDSON, LP 918 South St. Nashville, TN 37203	SAME	Map 126O Group B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

David A Conn President
Affiant

SUBSCRIBED AND SWORN to before me by David A Conn this 17th day of December 2022.

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NOLAN MCKENZIE PROPERTIES, LLC, a Tennessee limited liability company, hereinafter "Grantor," does hereby quitclaim and by these presents do transfer and convey unto 1400 DAVIDSON, LP, a Tennessee limited partnership, its successors and assigns, hereinafter "Grantee," all of Grantor's right, title and interest in a certain tract or parcel of real property located in Davidson County, Tennessee described on Exhibit "A" attached hereto

and incorporated herein by reference ("Property").

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS its hand this 17th day of November 2022.

NOLAN MCKENZIE PROPERTIES, LLC,

By: David A Carver President
David A. Carver, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared DAVID A. CARVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the president of NOLAN MCKENZIE PROPERTIES, LLC, a Tennessee limited liability company and that he executed the within instrument on behalf of NOLAN MCKENZIE PROPERTIES, LLC as President for the purposes therein contained.

WITNESS my hand and official this 17th day of November, 2022.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
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EXHIBIT A

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE SIXTH (6th) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING A COMBINATION OF LOT 5 AS SHOWN ON THE FINAL PLAT ENTITLED "INNER-CITY INDUSTRIAL PARK, SECTION 5" OF RECORD IN BOOK 4715, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.); LOT 8 AS SHOWN ON THE FINAL PLAT ENTITLED "INNER-CITY INDUSTRIAL PARK, SECTION 8" OF RECORD IN BOOK 4715, PAGE 140, R.O.D.C.T. AND LOT 9 AS SHOWN ON THE FINAL PLAT ENTITLED "INNER-CITY INDUSTRIAL PARK, SECTION 9" OF RECORD IN BOOK 5190, PAGE 352, R.O.D.C.T. BEING BOUNDED ON THE NORTH BY DAVIDSON STREET (RIGHT-OF-WAY WIDTH VARIES); ON THE EAST BY METRO GOVERNMENT SHELBY PARK (NO RECORDING INFORMATION FOUND), ON THE SOUTH BY THE CUMBERLAND RIVER AND ON THE WEST BY THE JIM CROSSMAN REALTY, LLC PROPERTY OF RECORD IN INSTRUMENT NO. 20210401-0043041, R.O.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL (NEW) IN THE SOUTHERLY RIGHT-OF-WAY OF SAID DAVIDSON STREET, SAID PK NAIL BEING THE NORTHEAST CORNER OF SAID JIM CROSSMAN REALTY AND THE NORTHWEST CORNER OF SAID LOT 8 AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID DAVIDSON STREET THE FOLLOWING FIVE (5) CALLS:

1. NORTH 76 DEGREES 06 MINUTES 13 SECONDS EAST, 230.67 FEET TO AN IRON ROD (NEW);
2. NORTH 76 DEGREES 06 MINUTES 13 SECONDS EAST, 350.80 FEET TO AN IRON ROD (NEW);
3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 311.30, AN ARC LENGTH OF 19.19, A CENTRAL ANGLE OF 03 DEGREES 31 MINUTES 55 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 52 MINUTES 34 SECONDS EAST, 19.19 FEET TO AN IRON ROD (NEW);
4. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 311.30, AN ARC LENGTH OF 220.90, A CENTRAL ANGLE OF 40 DEGREES 39 MINUTES 23 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 02 MINUTES 04 SECONDS EAST, 216.29 FEET TO AN IRON ROD (OLD) WITH A BWS&C CAP;
5. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 257.80, AN ARC LENGTH OF 121.58, A CENTRAL ANGLE OF 27 DEGREES 01 MINUTES 17 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 12 MINUTES 30 SECONDS EAST, 120.46

FEET TO 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC" IN THE WESTERLY LINE OF SAID METRO GOVERNMENT SHELBY PARK, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY OF SAID DAVIDSON STREET, WITH THE WESTERLY LINE OF SAID METRO GOVERNMENT SHELBY PARK, SOUTH 07 DEGREES 53 MINUTES 13 SECONDS WEST, 94.25 FEET TO A POINT NEAR THE EDGE OF THE CUMBERLAND RIVER, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, GENERALLY WITH THE NORTHERLY EDGE OF THE CUMBERLAND RIVER THE FOLLOWING FIVE (5) CALLS:

1. SOUTH 65 DEGREES 43 MINUTES 13 SECONDS WEST, 270.85 FEET;
2. SOUTH 65 DEGREES 43 MINUTES 13 SECONDS WEST, 42.01 FEET;
3. SOUTH 66 DEGREES 57 MINUTES 20 SECONDS WEST, 332.89 FEET;
4. SOUTH 66 DEGREES 57 MINUTES 45 SECONDS WEST 72.35 FEET;
5. SOUTH 70 DEGREES 51 MINUTES 08 SECONDS WEST, 159.91 FEET TO A POINT NEAR THE EDGE OF THE CUMBERLAND RIVER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID JIM CROSSMAN REALTY AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE EDGE OF THE CUMBERLAND RIVER, WITH THE EASTERLY LINE OF SAID JIM CROSSMAN REALTY, NORTH 13 DEGREES 53 MINUTES 47 SECONDS WEST, PASSING AN IRON ROD (OLD) WITH A BWS&C CAP AT 55.00 FEET, FOR A TOTAL DISTANCE OF 372.53 FEET TO THE **POINT OF BEGINNING**, CONTAINING **258,013 SQUARE FEET** OR **5.92 ACRES**, MORE OR LESS.

Being the same property conveyed to Nolan McKenzie Properties, LLC, a Tennessee limited liability company by Warranty Deed dated 05/19/2004 from Keystone Foods, LLC, a Delaware limited liability company of record in Instrument 200405240060419, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 December 7, 2022.

Affiant
Date: December 7, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 7th day of December, 2022

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY