Karen Johnson Davidson County
Batch# 957276 DEEDQC
01/04/2023 09:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230104-0000486

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
CPC Heil Quaker, LLC 1908 Wedgewood Avenue Nashville, Tennessee 37212	Map/Parcel No. 175-00-0-135.00	Same Address as New Owner
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LAVERGNE LLW, LLC, a Delaware limited liability company (the "Grantor"), by these presents hereby sells, assigns and quitclaims to CPC HEIL QUAKER, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain real property located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 1717 Heil Quaker Blvd., La Vergne, Tennessee.

The Property is conveyed subject to the real estate taxes for the year 2023 and subsequent years, a lien, but not yet due and payable, and all limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

STATE OF Tennessee
COUNTY OF Williamson

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

Affiant

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 20 day of December, 2022.

Notary Public
My Commission Expires: 2.24.2025

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 16th day of December, 2022.

GRANTOR:

LAVERGNE LLW, LLC,
a Delaware limited liability company

By: Tevis D Laspa 12/15/22
Name: Tevis D. Laspa
Title: Manager and Authorized Party

STATE OF)
)
COUNTY OF)

Personally appeared before me, Tevis D Laspa, the undersigned, a Notary Public in and for said County and State aforesaid, Tevis D. Laspa, who is the Manager and Authorized Party of LAVERGNE LLW, LLC, a Delaware limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes contain therein, in his/her capacity as the Manager and Authorized Party of the limited liability company.

WITNESS my hand and seal at office in Ridgefield, Washington, on this the 15 day of December, 2022.

Ashwini Sharma
Notary Public

My Commission Expires:
June 13 2023

ASHWINI SHARMA
Notary Public
State of Washington
Commission # 178347
My Comm. Expires Jun 13, 2023

EXHIBIT A

DESCRIPTION OF PROPERTY

A tract of land in the 29th District, Davidson County, Tennessee. Tract being bounded on the north by the AAA Cooper Transport tract as recorded in Book 10401, Page 92, Register's Office, Davidson County, Tennessee (RODC), on the east by the western Right of Way (ROW) of Heil Quaker Boulevard, on the south and west by the Xtra Lease LLC tract as recorded in Instrument No. 200910150095685, RODC. The tract being described as follows:

Point of beginning being at the southeastern corner of the said AAA Cooper Transport tract and being on said ROW;
thence with said ROW South 08°59'25" West a distance of 592.76' to an iron rod old;
thence with a curve turning to the right with an arc length of 39.27', with a radius of 25.00', with a chord bearing of South 53°59'25" West, with a chord length of 35.36', to a ¾" iron rod old;
thence with the common lines of the said Xtra Lease LLC tract, North 81°00'35" West a distance of 700.61' to a 5/8" iron rod old;
thence North 08°59'25" East a distance of 617.76' to a point;
thence South 81°00'35" East a distance of 725.61' to the point of beginning.

Having an area of 448,119 square feet or 10.29 acres

Being the same property conveyed to LaVergne, LLW, LLC, a Delaware limited liability company, by Quit Claim Deed from Protech Investors, LLC of record in Instrument No. 20170317-0026062 Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 December 16,2022 (date of document).

Affiant Signature

December 16, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY