Karen Johnson Davidson County
Batch# 958832 DEEDQC
01/06/2023 01:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230106-0001326

RESPONSIBLE OWNER/TAXPAYER(S):	THIS INSTRUMENT PREPARED BY:
Kampgrounds of America, Inc. Transwestern III Plaza, Fourth Floor 550 North 31st Street Billings, MT 59101	Greg D. Meadows, Attorney GENTRY, TIPTON & McLEMORE, P.C. 2300 Riverview Tower 900 South Gay Street P. 0. Box 1990 Knoxville, Tennessee 37901 (865) 525-5300

Tax Parcel No: 06200015700

STATE OF ~~TENNESSEE~~ Montana SW
COUNTY OF ~~KNOX~~ Yellowstone SW

Source of Grantor's Title:
Quitclaim Deed recorded March 31, 2017, as instrument No. 20170331-0031422, in the Office of the Davidson County Register

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me
this 3rd day of January, 2023.

SHARI WHALEY NOTARIAL SEAL STATE OF MONTANA
SHARI WHALEY
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
May 13, 2024

Kampgrounds of America, Inc.
By: Chris Scheer
Affiant [Purchaser]
Chris Scheer, CFO

Shari Whaley
~~Notary~~ Public

QUIT-CLAIM DEED

THIS INDENTURE, made as of the 5 day of January, 2023, between GP40, LLC, a Tennessee limited liability company, Grantor, and KAMPGROUNDS OF AMERICA, INC., a Montana corporation, Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and does hereby remise, release and quit-claim unto Grantee all of the Grantor's right, title and interest in and to the real property, with the hereditaments and appurtenances thereto appertaining, described in **Exhibit A** attached hereto and incorporated herein by reference.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

N0040017

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the

date first above written.

GRANTOR:

GP40, LLC,
a Tennessee limited liability company

By: _____
James E. Gleaves, Jr., President

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, Diana D. Allen, of the State and County aforesaid, personally appeared **James E. Gleaves, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be President of **GP40, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President.

WITNESS my hand and seal at office in Knox County, this 29th day of December, 2023.

_____
Notary Public

My commission expires: 2/2/2025

DIANA D. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT A

Being part of Lot No. I on the Plan of John Pennington Estate, of record in Plan Book 1, Page 40, Chancery Court, and being the property of GP40, LLC of record in Instrument No. 20170331-0031422, described as follows:

Beginning at an iron pin old (disturbed) in the east margin of Pennington Bend Road, said point being common with the southwest corner of the Kampgrounds of America, Inc. property of record in Instrument No. 20001215-0123490; thence along Kampgrounds of America's South Line, S 74 degrees 58' 13" E, 416.28 feet to an iron pin new; thence, continuing with Kampgrounds and running with Michael Fox property of record instrument No. 20180314-0024009 and Maxey Family, LP property of record in Instrument No. 20211013-0137857 and Lot 1 Jim Walker Homes Park of record in Plat Book 5200, page 244, S 74 degrees 43' 38" E, 2289.50 feet to an iron pin new; thence S 75 degrees 25' 56" E, passing an iron pin old at 62.25 feet, for 253.24 feet in total to the west margin of Music Valley Drive (formerly Elzie Miller Road) and an iron pin old; thence along said road S 35 degrees 23' 43" E, 153.40 feet to an iron pin new and common corner with the Gleaves Farm LTD, LP property of record in Instrument No. 20170331-0031424; thence, with Gleaves Farm for the following 3 calls: N.75 degrees 47' 39" W, 350.00 feet to an iron pin new; S 15 degrees 25' 06" W. 545,00 feet to an iron pin new; N 74 degrees 43' 52" W, 1895.37 feet to a point on a sewer manhole cover and in the east line of the NG Nashville, LLC property of record in Instrument No. 20220316-0030694, thence along NG Nashville's common line for the following 4 calls: N 27 degrees 39' 36" W. 281.22 feet to point on a sewer manhole cover; N 19 degrees 04' 58" W. 300.24 feet to an iron pipe old; N 00 degrees 26' 38" E. 149.44 feet to an iron pin new; N 75 degrees 11' 05" W. 422.24 feet to an iron pin new in the east margin of Pennington Bend Road; thence, with the road, N 04 degrees 19' 58" E 50.05 feet to the Point of Beginning, containing 1,436,157.83 sq. ft. or 32.97 acres, more or less.

Tennessee Certification of Electronic Document

I, Tiffany Gilbert, 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 January 5, 2023 (date of document).

Affiant Signature

January 6, 2023
Date

State of Colorado

County of Denver

Sworn to and subscribed before me this 6th day of January, 2023.

Chandra R Nay
Notary's Signature

MY COMMISSION EXPIRES: 8/25/2024

NOTARY'S SEAL

CHANDRA R NAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004008847
MY COMMISSION EXPIRES AUGUST 25, 2024