Prepared by and Return to:
Marc D. Fine
JACKSON KELLY PLLC
221 N.W. Fifth Street
P.O. Box 1507
Evansville, IN 47706
Telephone (812) 422-9444
Parcel ID # 183 00 0 086.00

Karen Johnson Davidson County
Batch# 961726 DEEDQC
01/17/2023 01:11:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230117-0003751

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH that **David C. Clement and wife, Kalah L. Clement,** of Henderson County, Kentucky, with the mailing address of 8214 Tscharner Road, Henderson, KY 42420, (the "Grantor") QUIT-CLAIMS AND CONVEYS WITHOUT WARRANTIES OF TITLE OR OTHERWISE, as a contribution and for no consideration, **to Clemdog LaVergne, LLC, an Indiana limited liability company,** with the mailing address of 1530 Heil Quaker Boulevard, LaVergne, TN 37086, (the "Grantee").

WITNESSETH: That as a contribution and for no consideration, the receipt and sufficiency of which is hereby acknowledged and received, unto the Grantee their heirs and assigns, the following described premises located in the COUNTY OF DAVIDSON, STATE OF TENNESSEE, described as follows: as

Land in the Second Civil District, Twenty-ninth Councilmanic District of Davidson County, Tennessee, located on the easterly side of Heil Quaker Boulevard, between Firestone Parkway and Corporate Place, being Lot No. 1 as shown on the Plan of Interchange City Industrial Park, Section Twenty, as of record in Book 5200, Page 46, Register's office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way line of Heil Quaker Boulevard, said iron pin being North 45 deg. 33' 00" East 374.89 feet from the northerly terminus of a curve return to the northerly right-of-way line of Firestone Parkway.

THENCE, with said right-of-way line, North 45 deg. 33' 00" East 353.20 feet to a broken concrete monument.

THENCE, continuing with said right-of-way line with a curve to the left 232.30 feet to an iron pin, said curve having a central angle of 11 deg. 19' 06", a radius of 1,175.92 feet, a tangent of 116.53, and a chord of North 39 deg. 53' 27" East, 231.91 feet.

THENCE, leaving said right-of-way line with the southerly line of property conveyed to Hennessy Industries, Inc. by deed of record in Book 5835, page 926, RODC, South 58 deg. 38' 00" East 109.88 feet to an iron pin;

THENCE, continuing with said line, South 81 deg. 31' 00" East 420.00 feet to an iron pin;

THENCE, leaving said line with westerly line of Tract 211 as shown on the plan of Subdivision of Tract 211, Interchange City Industrial Park as of record in Book 6250, page 903, RODC South 04 deg 34' 00" East 157.00 feet to an iron pin;

THENCE, continuing with said line and the westerly line of Tract 211A, as shown on said plan, South 57 Deg. 20' 06" West, 779.83 feet to an iron pin in the northerly line of Lot No. 2, as shown on the plan of the Guinn Subdivision as of record in Book 7900, page 305, RODC.

THENCE, with said line North 44 deg. 27' 00" West, 380.00, to the point of beginning as described in a survey by Barge, Waggoner, Sumner and Cannon, Inc., dated May 30, 2005.

Being the same property conveyed to David C. Clement and wife, Kalah L. Clement, of record as Instrument No. 20050407-0038337, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2022 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing as of record in Book 4673, page 508, said Register's Office for Davidson County, Tennessee.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 31 day of Dec, 2022.

David C. Clement, Grantor

Kalah L. Clement, Grantor

Construe all Terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David C. Clement and acknowledged the execution the foregoing Deed to be his voluntary act and deed.

WITNESS my hand and Notarial Seal this 31 day of December, 2022.

Jennifer N. King
Notary Public

Jennifer N King
Printed Name

My Commission Expires:

3/4/2025

My County of residence:

Vanderburgh

My Commission Expires: 3/4/2025

JENNIFER N. KING
SEAL
Vanderburgh County
My Commission Expires
March 4, 2025

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kalah L. Clement and acknowledged the execution the foregoing Deed to be his voluntary act and deed.

WITNESS my hand and Notarial Seal this 31 day of December 2022.

Jennifer N. King
Notary Public

Jennifer N. King
Printed Name

My Commission Expires:

3/4/2025

My County of residence:

Vanderburgh

My Commission Expires: 3/4/2025

JENNIFER N. KING
SEAL
Vanderburgh County
My Commission Expires
March 4, 2025

Parcel No.: 183 00 0 086.00

Owner and Mail tax duplicates to: David C. Clement and Kalah L. Clement
8214 Tscharner Road
Henderson, KY 42420

Property Address: 1530 Heil Quaker Blvd.
LaVergne, TN 37086

This instrument was prepared at the specific request of the parties based solely on information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. The drafter assumes no liability for any errors, in accuracy, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the Grantors' execution and the Grantees' acceptance of this instrument. This instrument was prepared by: Cassee L. Vivian, JACKSON KELLY PLLC, 221 N.W. Fifth Street, P.O. Box 1507, Evansville, Indiana 47706, Telephone (812) 422-9444.

OATH OF CONSIDERATION

STATE OF INDIANA)
) :SS
COUNTY OF VANDERBURGH)

I hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, there was no consideration for this transfer.

David C. Clement

Kalah L. Clement

SUBSCRIBED AND SWORN to before me this 31 day of December, 2022

Notary Public

Jennifer N. King
Notary Printed Name

My Commission Expires: 3/4/2025

SEAL
JENNIFER N. KING
Vanderburgh County
My Commission Expires
March 4, 2025

CERTIFICATE OF AUTHENTICITY

I, Marc D. Fine, 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 the 31 day of December 2022.

Name: Marc D. Fine
Title: Attorney
Date: 12.31.2022

ASHLEY RAE TAYLOR
Notary Public, State of Indiana
Vanderburgh County
Commission # 662752
My Commission Expires
January 16, 2023

STATE OF INDIANA)
) :SS
COUNTY OF VANDERBURGH)

On this 31 day of December, 2022, before me personally appeared Marc D. Fine, to known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal.

Ashley Rae Taylor.
Notary's Signature

Ashley Rae Taylor
Notary Printed Name

MY COMMISSION EXPIRES January 16 2023

Notary's Seal