This Instrument prepared by and after recording return to:

SPENCER FANE BONE MCALLESTER (app)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 976514 DEEDQC
03/02/2023 03:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230302-0015198

QUITCLAIM DEED

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
ARG Investments GP Attn: Ryan McLaury 2126 River Overlook Drive Hermitage, Tennessee 37076	New Owner	070-10-0-002.00

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JERROLD C. DANIEL**, a single man ("Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **ARG INVESTMENTS GP**, a Tennessee general partnership ("Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") as more particularly described on **Exhibit A**, which is attached hereto and made a part hereof.

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 2506 Buena Vista Pike, Nashville, Davidson County, Tennessee 37218. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective as of the 2nd day of March, 2023.

GRANTOR:

Jerrold C. Daniel

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared, **Jerrold C. Daniel**, 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 executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of March, 2023.

Notary Public

My Commission Expires: 9/7/26

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

AFFIANT

Subscribed and sworn to before me,
this 2 day of March, 2023.

NOTARY PUBLIC

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: 9/7/26

EXHIBIT A

[Survey Legal Description]

Being a tract of land lying in the 2nd Council District of Davidson County, Nashville, Tennessee. Said tract being bounded on the north by the southern right of way (ROW) of Buena Vista Pike, bounded on the east by Lot 1 of Buena Vista Downs of record in Instrument Number 20190923-0096618, Register's Office of Davidson County, Tennessee (RODC), said Lot 1 being Cumberland Development Partners, LLC as recorded in Instrument Number 20200130-0011090, RODC, bounded on the south and by Matthew Kendall and Kelly Deane Roley and Scott and Linda Roley as recorded in Instrument Number 20150324-0025476, RODC, and bounded on the west by ARG Investments, LGP as recorded in Instrument Number 20220706-0077898, RODC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on said southern ROW of Buena Vista Pike, being the northeast corner of said ARG Investments, LGP and the northwest corner the herein described tract; thence with said southern ROW of Buena Vista Pike with a curve to the left having an arc length of 177.13 feet, a central angle of 09°24'19", a radius of 1,079.05 feet, and having a chord bearing and distance of North 53°48'43" East 176.93 feet to a point; thence leaving said southern ROW of Buena Vista Pike and with the common Line of said Cumberland Partners, LLC, South 29°24'45" East, 397.32 feet to a found ½" iron rod; thence with the common line of said Matthew Kendall and Kelly Deane Roley and Scott and Linda Roley South 54°30'28" West, 209.99 feet to a found ½" inch iron rod; thence with the common line of said ARG Investments, LGP North 24°39'51" West 400.06 feet to the point of beginning,
Tract contains 75,731 square feet or 1.74 acres.

Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Jerrold C. Daniel, an Unmarried Man, by deed from Kerry O. Johnson, Successor Trustee of the Johnson Family Revocable Living Trust, Dated March 1, 1998, of record in Instrument No. 20170309-0023275, dated February 23, 2017. Further, being the same property conveyed to ARG Investments GP by deed from

Jerrold C. Daniel of record in instrument No. 202303020015197, Dated March

_____, 2023 in the Registers Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Seth Dearinger, do hereby make oath that I am 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 3/2/2023

3/2/23

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of March , 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025