Karen Johnson Davidson County
Batch# 989008 DEEDQC
04/05/2023 02 42 39 PM 4 pgs
Fees $22 00 Taxes $0 00
20230405-0024945

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

ADDRESS NEW OWNER:
Steven Eatherly Legacy Trust
7229 Kingston Road
Fairview, TN 37062

SEND TAX BILL TO:
Automotive Properties, LLC
1004 Cross Bow Court
Hendersonville, TN 37075

MAP-PARCEL
026 13 0 027.00 and
026 13 0 069.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum 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 is hereby acknowledged, **AUTOMOTIVE PROPERTIES, L.L.C.**, a Tennessee limited liability company (hereinafter, the "Grantor"), does hereby bargain, convey, quitclaim and distribute unto **Darcy Eatherly as Trustee of the STEVEN EATHERLY LEGACY TRUST** (hereinafter, the "Grantee"), its successors and assigns, an undivided one-half of Grantor's interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which are described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property"). For purposes of clarity, Grantor and Grantee will hold their interest as tenants in common as set forth on Exhibit B, attached hereto and incorporated herein.

The improved property is known as 709 and 717 RIVERGATE PARKWAY, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 5 day of April, 2023.

AUTOMOTIVE PROPERTIES, L.L.C.

By: _____
Donnie Eatherly, Authorized Party

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donnie Eatherly, with whom I am personally acquainted or who have proven to me on the basis of satisfactory evidence to be the person whose name is subscribed herein, and who, upon oath, acknowledged himself to be the Authorized Party of Automotive Properties, L.L.C., a Tennessee limited liability company, the within named bargainor, and that he as Authorized Party, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Authorized Party, and that the foregoing instrument is the voluntary act and deed of the limited liability company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5 day of April, 2023.

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

_____
AFFIANT

Subscribed and sworn to before me
this 4th day of April, 2023.

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

_____
Notary Public

My Commission Expires: _____

EXHIBIT A
Property Description

SURVEYOR'S DESCRIPTION
TWO MILE PARKWAY @ INTERSTATE 65; GOODLETTSVILLE, TENNESSEE
PROPERTY MAP 26-13, PARCELS 27 & 69

A tract of land in the Second Civil District, City of Goodletsville, Davidson County, Tennessee being generally located west of Two Mile Parkway and east of Interstate 65, and being more particularly described as follows

Beginning at an iron pin set on the westerly margin of Two Mile Parkway at the southeast corner of Ethel B Fitzpatrick of record in book 5711, page 193 R.O.D.C. Tn , thence,

1 With said west margin of Two Mile Parkway S 19deg12'57" E 88 96 feet to an existing iron pin; thence,

2. Leaving said west margin and with the northerly boundary of 84 Lumber Company of record in book 4399, page 535 R O D C Tn S 66deg54'46" W 194 37 feet to an existing concrete monument, thence,

3 S 67deg09'46" W 584 89 feet to an existing iron pin, thence,

4 With the easterly boundary of Guardian Storage Co , Ltd. of record in book 6081, page 646 R.O D C Tn N 22deg21'21" W 522 76 feet to a PK Nail set: thence,

5. Leaving said Guardian Storage Co., Ltd. N 67deg35'18" E 743.60 feet to a point; thence,

6. With a curve to the left 60.50 feet to a point on the west margin of Two Mile Parkway; said curve having a radius of 40.00 feet, central angle 86deg39'07", tangent 37.73, and chord bearing and distance N 24deg15'43" E 54 89 feet, thence,

7. With said west margin of Two Mile Parkway S 19deg03'48" E 87 80 feet to an existing concrete monument, thence,

8 Leaving said west margin of Two Mile Parkway and with BP Oil Company of record in book 7987, page 916 R O.D C Tn and Ethel B. Fitzpatrick of record in book 5711, page 193 R O D C Tn S 67deg34'02" W 167 14 feet to a concrete monument, thence,

9. S 19deg07'28" E 379 14 feet to an iron pin set, thence,

10. N 67deg12'53" E 194 16 feet to the point of beginning

Containing 338,068 square feet or 7.76 acres more or less

Being the same property conveyed to Automotive Properties, L.L.C. by Limited Warranty Deed from The Equitable Life Assurance Society of the United States, of record in Book 10311, Page 813, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Tenants in Common

PROPERTY OWNER	PERCENTAGE INTEREST
AUTOMOTIVE PROPERTIES, LLC	50%
DARCY EATHERLY, TRUSTEE OF THE STEVEN EATHERLY LEGACY TRUST	50%
TOTAL	100%