Karen Johnson Davidson County
Batch# 995176 DEEDQC
04/21/2023 02:46:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230421-0029694

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: **Brandi Norred Maiorino, Esq.** **Ottinger Law Group, PLLC.** **2001 Warfield Drive, Suite 201** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn before me this 21st day of April, 2023. _____ Notary Public My Commission Expires: _____

Address New Owners:	**Send Tax Bills To:**	**Map and Parcel:**
440 Metroplex, LLC c/o Energy Land Infrastructure, LLC 1420 Donelson Pike, Suite A12 Nashville, TN 37217	New Owners	13400030600

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Remarketing Solutions, LLC**, a Delaware limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **440 Metroplex, LLC,** a Tennessee limited liability company ("**Grantee**"), all of Grantor's interest in certain real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved land located at 440 Metroplex Drive, Nashville, Tennessee.

Whenever used, the singular number shall indulge the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 20 day of April, 2023.

GRANTOR:

Remarketing Solutions, LLC,
a Delaware limited liability company

By: _____
Name: Ronald Steven Norwood
Its: Authorized Representative

STATE OF North Carolina)
)
COUNTY OF Wake)

Before me, Amanda Eldridge, the undersigned, a Notary Public for the County and State aforesaid, personally appeared Ronald Steven Norwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of REMARKETING SOLUTIONS, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Representative.

Witness my hand seal at office this 20 day of April 2023.

_____
Notary Public

My Commission Expires: 8.22.23

(Seal)

AMANDA ELDRIDGE
NOTARY PUBLIC
MY COMMISSION EXPIRES
8.22.23
WAKE COUNTY, NC

EXHIBIT A

PROPERTY DESCRIPTION

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE TWENTY-EIGHTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, GENERALLY LOCATED NORTHWEST OF HARDING PLACE AND BETWEEN METROPLEX DRIVE AND ANTIOCH PIKE, AND BEING PARCEL 306.00 ON TAX MAP 134, LOT 1, METROPLEX SECTION THIRTEEN RECORDED IN BOOK 9700, PAGE 084, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR (O) WITH NO CAP IN THE NORTHERLY RIGHT-OF-WAY OF METROPLEX DRIVE, SAID REBAR BEING LOCATED APPROXIMATELY 951 FEET FROM THE INTERSECTION OF METROPLEX DRIVE AND HARDING PLACE AS MEASURED ALONG SAID RIGHT-OF-WAY LINE OF METROPLEX DRIVE, THIS BEING THE SOUTHWEST CORNER OF LOT 3, METROPLEX SECTION TWO (5190/710) AND THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED;

THENCE LEAVING LOT 3 AND COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY OF METROPLEX DRIVE FOR TWO CALLS:

ON A CURVE TO THE LEFT HAVING A RADIUS OF 367.32 FEET AND AN ARC LENGTH OF 203.43 FEET (CHORD BEARING NORTH 71°11'34" W, CHORD LENGTH 200.84 FEET) TO A POINT;

NORTH 87°09'12" WEST, 28.44 FEET TO AN "X" CUT IN A CONCRETE CURB, THIS BEING THE SOUTHEAST CORNER OF LOT 1, METROPLEX SECTION FOURTEEN (9700/133) AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED;

THENCE LEAVING SAID RIGHT-OF-WAY AND COINCIDENT WITH EAST LINE OF LOT 1, METROPLEX SECTION FOURTEEN AND THEN LOT 2, METROPLEX SECTION FOURTEEN, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°40'39" WEST, 60.59 FEET TO A MAG NAIL (N);

NORTH 26°11'30" EAST, 206.74 FEET TO A MAG NAIL (N);

NORTH 4°35'07" WEST, 12.02 FEET TO A MAG NAIL (N);

NORTH 25°38'11" WEST, 54.69 FEET TO A MAG NAIL (N);

NORTH 19°58'04" EAST, 25.03 FEET TO A MAG NAIL (N);

NORTH 30°06'37" EAST, 48.49 FEET TO A MAG NAIL (N), THIS BEING THE SOUTHWEST CORNER OF LOT 3, METROPLEX SECTION FOURTEEN, AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING LOT 2, METROPLEX SECTION FOURTEEN AND COINCIDENT WITH THE SOUTH LINE OF LOT 3, METROPLEX SECTION FOURTEEN FOR TWO CALLS:

SOUTH 52°41'15" EAST, 233.06 FEET TO A MAG NAIL (O) WITH CHERRY WASHER;

SOUTH 85°02'27" EAST, 27.35 FEET TO A ½" REBAR (O) WITH BWS&C CAP, THIS BEING THE SOUTHEAST CORNER OF LOT 3, METROPLEX SECTION FOURTEEN AND THE SOUTHWEST CORNER OF UKAJ (INST. #20191220-0131789);

THENCE LEAVING LOT 3, METROPLEX SECTION FOURTEEN AND COINCIDENT WITH THE SOUTH LINE OF UKAJ SOUTH 51°20'27" EAST, 49.98 FEET TO A ½" REBAR (O) WITH RAGAN-SMITH CAP, THIS BEING THE NORTHWEST CORNER OF LOT 3, METROPLEX SECTION TWO AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED;

THENCE LEAVING UKAJ AND COINCIDENT WITH THE WEST LINE OF LOT 3, METROPLEX SECTION TWO SOUTH 26°32'03" WEST, 295.26 FEET TO THE POINT OF BEGINNING CONTAINING 84,829.75 SQUARE FEET OR 1.95 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY ENERGY LAND AND INFRASTRUCTURE, LLC, CHRISTOPHER BLAKE SEXTON, RLS 2400, 1420 DONELSON PIKE, SUITE A-12, NASHVILLE, TN 37217 ON JANUARY 27, 2023.

BEING PART OF THE SAME PROPERTY CONVEYED TO COHESION LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM MANHEIM TENNESSEE, INC., A DELAWARE CORPORATION, FORMERLY KNOWN AS REMARKETING SOLUTIONS, INC., A DELAWARE CORPORATION, OF RECORD IN INSTRUMENT NO. 20090804-0072811, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, THE SAID COHESION LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVING SINCE CHANGED ITS NAME TO REMARKETING SOLUTIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS EVIDENCE BY CERTIFICATE OF AMENDMENT IN INSTRUMENT NO. 20100407-0026113, SAID REGISTER'S OFFICE.

BEING PART OF THE SAME PROPERTY CONVEYED TO 440 METROPLEX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM REMARKETING SOLUTIONS, LLC , A DELAWARE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NUMBER _____202304210029693_____, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 4/21/2023.

Bainbridge Dillion
Affiant Signature

Date: 4/21/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2023.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 4/21/2023

