Karen Johnson Davidson County
Batch# 997290 DEEDQC
04/28/2023 08:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230428-0031280

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

STEVEN J HASTON
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS SPACE FOR OFFICIAL USE ONLY

Subscribed and sworn to before me, this the 27th day of April, 2023.

Notary Public
My commission expires: 8/15/26

This Instrument Prepared By:
TOWNSEND TITLE LLC
2684 TOWNSEND COURT, SUITE A
CLARKSVILLE, TN 37043

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Nashville Motor Co. LLC 4023 Dickerson Pike Nashville, TN 37207	New Owner	042 00 0 048.00

This Instrument was prepared from information supplied by the Grantee herein and without benefit of a legal title examination and no liability is assumed for any matters that would be disclosed by title examination. This preparer is the draftsman only of this instrument and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as a person required to report this transaction under IRS §5064 (E) or other applicable law. Grantor and Grantee acknowledge that this transaction may result in tax consequences for the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, **Charles P. King** ("GRANTOR") does transfer, convey and quitclaim unto **Nashville Motor Co. LLC, a Tennessee limited liability company** ("GRANTEE"), its successors and assigns forever, certain land in Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has signed this Instrument as of the 26th day of April, 2023.

GRANTOR:

Charles P. King

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, a Notary Public in and for said County and State, the within named **Charles P. King**, Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named Grantor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and seal, at office, on this 26th day of April, 2023.

NOTARY PUBLIC
Commission Expiration: 7-25-26

TINA L. HOKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in the 11th Civil District, Davidson County, Tennessee, beginning at a point on the east margin of Dickerson Road at the northwest corner of the Aubrey Gregory Commercial Subdivision, Section One, of record in Plat Book 5190, Page 505, in the Register's Office for Davidson County, Tennessee; thence with the margin of Dickerson Pike N 25 deg. 36' E. 100 feet to a point; thence leaving said pike S 87 deg. 24' E, 400 feet to a point on the line of the land of Sara Gregory, of record in Book 5703, Page 33, said Register's Office; thence with Gregory's west line S 26 deg. 36' W. 100 feet to the northeast corner of said Aubrey Gregory Commercial Subdivision, of record in Plat Book 5190, Page 505, Register's Office for Davidson County, Tennessee; thence with the north line of same N 87 deg. 24' W, 400 feet to the point of beginning.

Being the same property conveyed to Charles P. King by Warranty Deed from Charles J. Gray and wife, Malinda S. Gray, dated 06/08/2001, recorded 06/08/2001, in Instrument Number 20010608-0060724, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jonathan R. Vinson, 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 April 27, 2023.

Affiant Signature

Date April 27, 2023

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 27th day of April, 2023.

Notary's Signature

My Commission Expires: Jan. 14, 2026

Notary's Seal (if on paper)

BRYCE W. LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY