Karen Johnson Davidson County
Batch# 1013033 DEEDQC
06/09/2023 08:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230609-0043805

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Pizzuti Donelson LLC The Offices at the Joseph 629 North High Street, Suite 500 Columbus, Ohio 43215	096-01-0-074.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (mth) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CBC LIMITED, a Tennessee limited partnership ("***Grantor***"), by these presents hereby sells, assigns and quitclaims to PIZZUTI DONELSON LLC, an Ohio limited liability company ("***Grantee***"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "***Property***"), together with all rights, interests, easements and hereditaments appurtenant thereto, including, without limitation, any buildings, structures, fixtures and other improvements located on the Property, all of Grantor's interest, if any, to the land lying beneath any roads and rights-of-way adjoining the Property, and all of Grantor's interest, if any, to any water or mineral rights associated with the Property. This Quitclaim Deed is dated effective as of June 8, 2023 (the "***Effective Date***").

The Property is approximately 3.73 acres of land located at 117 Donelson Pike, Nashville, Tennessee 37214.

[*Signature Page to Follow*]

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 08 day of June, 2023.

LISA FARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Notary Public
My Commission
Expires: 08-24-2024

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective as of the Effective Date.

GRANTOR:

CBC LIMITED, a Tennessee limited partnership

By: Rebel Company, Inc., its General Partner

By: _____
Name: Robert Baulch, III
Its: President

STATE OF Tennessee)
)
COUNTY OF DAVIDSON)

Before me, Lisa Farris, the undersigned, a Notary Public for the county and state aforesaid, personally appeared Robert Baulch, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the President of Rebel Company, Inc., which is the General Partner of CBC LIMITED, a Tennessee limited partnership, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by themself as the President of its General Partner.

WITNESS my hand and seal at office in DAVIDSON County, Tennessee on this 8th day of June, 2023.

Lisa Farris
Notary Public

My Commission Expires:

08-24-2024

(seal)

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

[*Signature Page to Quitclaim Deed*]

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set located 75 feet from the center line of the Tennessee Central Railroad on the easterly margin of Donelson Pike; thence along a curve to the right with an arc length of 153.80 feet, the radius of which is 6,601.45 feet, the central angle of which is 01 deg 20 min 06 sec, the chord of which is North 11 deg 33 min 49 sec East, 153.80 feet to an iron rod set; Thence North 10 deg 53 min 46 sec East, 61.15 feet to an iron rod set at a corner common with Roy W. Young, as of record in Book 8815, Page 448, at the Register's Office for Davidson County, Tennessee; Thence leaving the easterly right-of-way line of Donelson Pike with the southerly property line of Roy W. Young, South 82 deg 25 min 21 sec East, 131.43 feet to an existing iron rod; Thence North 08 deg 05 min 26 sec East, 31.52 feet to an existing iron rod at a corner common with Leroy J, Humphries, as of record in Deed Instrument No. 20110722-0056451, at said Register's Office; Thence with the southerly property line of Leroy J. Humphries, South 81 deg 18 min 24 sec East, 256.61 feet to an existing iron rod; Thence North 06 deg 50 min 50 sec East, 98.60 feet to an iron rod set at a corner common with William B. Young, as of record in Book 5996, Page 889, at said Register's Office; Thence with the southerly property line of William B. Young, South 67 deg 59 min 10 sec East, 82.00 feet to an iron rod set on the westerly property line of Alden Horton, III, as of record in Deed Instrument No. 20210901-0117722, at said Register's Office; Thence With the westerly property line of Alden Horton, III and Cubesmart, LP, as of record in Deed Instrument No. 20121127-0108591, at said Register's Office, South 08 deg 30 min 05 sec West, 518.75 feet to an iron rod set on the northerly right-of-way line of C.S.X. Transportation Railroad; Thence With the northerly right-of-way line C.S.X. Transportation Railroad, North 62 deg 16 min 50 sec West, 173.91 feet to an existing iron rod; Thence North 09 deg 04 min 27 sec East, 26.42 feet to an existing iron rod; Thence North 62 deg 20 min 17 sec West, 329.17 feet to the point of beginning, containing 162,579 square feet (3.73 acres more or less).

The above description was prepared based on that certain ALTA/NSPS Land Title Survey by Michael H. Charette (TN RLS # 2048) of Cherry Land Surveying, Inc., Job No. 22073-2, dated July 15, 2022, last revised May 30, 2023.

Being a portion of the property conveyed to CBC Limited, a Tennessee limited partnership, by Warranty Deed of record in Book 7101, Page 150, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 7101, Page 155, said register's office.

Certificate of Authenticity

I, Lisa Farris, 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 06/08/2023.

Date

Affiant Signature

06/08/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of June, 2023.

Notary's Signature

My Commission Expires: 05/05/2023

Date

Notary's Seal (if on paper)

