Karen Johnson Davidson County
Batch# 1018680 DEEDQC
06/23/2023 03:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230623-0048074

THIS INSTRUMENT PREPARED BY
Schell Bray PLLC (CFP)
230 North Elm Street, Suite 1000
Greensboro, NC 27401

AFTER RECORDING RETURN TO:

ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP PARCEL NO.**
Rich Darlow Holdings, LLC	**Rich Darlow Holdings, LLC**	**118-16-001-00**
(Name)	**(Name)**	
2929 Kraft Drive	**2929 Kraft Drive**	
(Street Address)	**(Street Address)**	
Nashville, TN 37204	**Nashville, TN 37204**	
(City) (State) (Zip)	**(City) (State) (Zip)**	

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, **Tencarva Machinery Company, LLC**, a North Carolina limited liability company, formerly known as Tencarva Machinery Company, a Delaware corporation ("**Grantor**") does hereby sell, assign and quitclaim to **Rich Darlow Holdings, LLC**, a Tennessee limited liability company ("**Grantee**") and its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of real property in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "**Property**").

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 19th day of May, 2023.

GRANTOR:

Tencarva Machinery Company, LLC
a North Carolina limited liability company

By: _____
Greg McGehee, CFO and Secretary

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

Before me, a Notary Public of the state and county mentioned, personally appeared Greg McGehee, 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 CFO and Secretary of Tencarva Machinery Company, LLC, a North Carolina limited liability company, the within named bargainor, and that he, as such CFO and Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as CFO and Secretary.

WITNESS my hand and seal, at office in Guilford County, North Carolina this 19th day of May, 2023.

_____
Notary Public

My Commission Expires: 12-27-2026

JAWEARIA ILYAS
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires Dec. 27, 2026

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

The actual consideration for this transfer or the value of property conveyed is $0.00.

Affiant

Sworn to and subscribed before me this 22 day of June, 2023.

M. Catherine Clearwaters
Notary Public

My Commission Expires:
1-6-25

[Notary Seal]

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

BEING A TRACT OF LAND IN THE 16TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. ALSO KNOWN AS LOT 150, FINAL PLAT RESUBDIVISION OF LOT 150, SIDCO, SECTION ONE, THIRD ADDITION OF RECORD IN INSTRUMENT NO. 20070430-0051172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.). SAID TRACT ALSO KNOWN AS PARCEL ID#118160001000. SAID TRACT BOUNDED ON THE NORTH BY PAP KRAFT DRIVE LTD. AS RECORDED IN INSTRUMENT 201603070021928 R.O.D.C.T., ON THE EAST BY RIGHT-OF-WAY (R/W) OF KRAFT DRIVE (R/W VARIES), ON THE SOUTH BY TENCARVA MACHINERY COMPANY AS RECORDED IN INSTRUMENT 201212210117903 R.O.D.C.T. AND ON THE WEST BY WOODLAWN MEMORIAL PARK, INC. AS RECORDED IN BOOK 5910, PAGE 656 R.O.D.C.T. SAID TRACT BEING DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A FOUND PK NAIL AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, LYING ON THE WESTERLY MARGIN OF KRAFT DRIVE; THENCE WITH SAID MARGIN OF KRAFT SOUTH 5 DEGREES 49 MINUTES 19 SECONDS WEST 115.92 FEET TO A FOUND CONCRETE MONUMENT; THENCE LEAVING SAID MARGIN OF KRAFT DRIVE NORTH 84 DEGREES 10 MINUTES 18 SECONDS WEST 189.34 FEET TO A FOUND PK NAIL; THENCE NORTH 7 DEGREES 24 MINUTES 42 SECONDS EAST 116.10 FEET TO A CAPPED ROD FOUND; THENCE SOUTH 84 DEGREES 07 MINUTES 49 SECONDS EAST 186.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,775 SQUARE FEET OR 0.50 ACRES +/-.

BEING THE SAME PROPERTY CONVEYED TO TENCARVA MACHINERY COMPANY, A DELAWARE CORPORATION, BY DEED FROM WILLIAM C. ALLEN, OF RECORD IN INSTRUMENT NO. 20121221-0117920, DATED DECEMBER 17, 2012, SAID REGISTER'S OFFICE. PURSUANT TO ARTICLES OF ORGANIZATION INCLUDING ARTICLES OF CONVERSION OF RECORD IN THE NORTH CAROLINA SECRETARY OF STATE'S OFFICE, CERTIFICATION #111671370-1, REFERENCE #17929384, TENCARVA MACHINERY COMPANY, A DELAWARE CORPORATION HAS BEEN CONVERTED TO TENCARVA MACHINERY COMPANY, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY.

Certificate of Authenticity

I, Megan Ross, 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 05/19/2023.

Date

Megan Ross

Affiant Signature

06/19/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of June, 2023.

Notary's Signature

My Commission Expires: 05/05/25

Date

Notary's Seal (if on paper)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY