Prepared By
Name Barbara C Bernsen
Address 12975 Big Bear Bluff,
Boynton Beach
State Florida, 33473

After Recording Return To:
Barbara C Bernsen
12975 Big Bear Bluff,
Boynton Beach, FL 33473

Karen Johnson Davidson County
Batch# 1053384 **DEEDQC**
09/25/2023 08 36 03 AM 6 pgs
Fees $32 00 Taxes $0 00

20230925-0074830

Space Above This Line for Recorder's Use

Map & Parcel: 135 00 0422.00
Tax Bill to: AZ Tennessee, LLC, PO Box 2198 Memphis, TN38101-2198

QUIT CLAIM DEED

STATE OF· Tennessee
COUNTY Davidson

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($10 00) in hand paid to AZ Tennessee LLC, an Illinois Limited Liability Company
Residing at 1501 N State Pkwy, County of Cook, City of Chicago, State of Illinois (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to AZ Tennessee LLC an Florida Limited Liability Company, residing at 12975 Big Bear Bluff, County of, Palm Beach, City of Boynton Beach, State of Florida (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, 2340 Murfreesboro Road, Nashville, Tennessee, Davidson County,37217

Exhibits Attached

(1) All that tract of land described in Exhibit "A" attached hereto. All and singular the right, benefits, privileges, easement, tenements, hereditament, and appurtenances there on or in any matter appertaining to such Land, including any and all mineral rights, development rights, water rights, and the like, and
(2) This conveyance is made subject to the and all those matters set forth in Exhibit "B"

In Witness Whereof Grantor has caused this Quit Claim Deed to be executed by its authorized officers on this 20 dayof September 2023.

AZ Tennessee, LLC

Barbara C Bernsen
Grantor's Signature

Barbara C Bernsen Manager, Member
Grantor's Name

12975 Big Bear Bluff
Address

Boynton Beach, FL 33473
City, State & Zip

Barry L Bernsen
Grantor's Signature

Barry L Bernsen, Manager Member
Grantor's Name

12975 Big Bear Bluff
Address

Boynton Beach, FL 33473
City, State & Zip

In Witness Whereof,

Judith Fink
Witness's Signature

Judith Fink
Witness's Name

11704 Dawson Range Road
Boynton Beach, Fl 33473

Mel Fink
Witness's Signature

Mel Fink
Witness's Name

11704 Dawson Range Road
Boynton Beach, FL 33473

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BARBARA & BARRY BERNSEN whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date

Given under my hand this 20th day of September, 2023

Anique Dixon
Notary Public

ANIQUE DIXON
Notary Public - State of Florida
Commission # HH 278065
My Comm. Expires Nov 15, 2024

My Commission Expires: Nov. 15, 2023

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ Exempt (0)

Barbara C. Borden
Affiant

Subscribed and sworn before me, this 20th day of September, 2023.

Anique Dixon
Notary

ANIQUE DIXON
Notary Public - State of Florida
Commission # HH 278065
My Comm Expires Nov 15, 2024

Exhibit "A"

REAL PROPERTY LYING AND SITUATED IN THE FIRST CIVIL DISTRICT OF COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

Being a parcel of land in Nashville, First Civil District, Twenty-ninth Councilman District, Davidson County, Tennessee, located on the easterly side of Murfreesboro Road, north of Brooksboro Place, being Lot 2, shown on the Final Plat of Nashboro Square, of record in Instrument No. 20030922-0139711, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an Iron pin, in the easterly right-of-way of Murfreesboro Road, being the front common corner to Lots 1 and 2 shown on said Final Plat of Nashboro Square, said pin is further described as being N 17 degrees, 52' 42" W, 213.55 feet from the center line of Brooksboro Place;

THENCE, with said right-of-way of Murfreesboro Road, N 17 degrees, 52' 42" W, 211.00 feet to the center of a private drive, public utility and drainage easement, being the common corner of Lots 2 and 3;

THENCE, leaving said right-of-way with the center line of said private drive, public utility and drainage easement, and the common line between said Lots, N 72 degrees, 26' 41"E, 60.64 feet to a point;

THENCE, with a curve to the right, 66.83 feet to a point, said curve having a radius of 150.00 feet, a central angle of 25 degrees, 31' 36", a tangent distance of 33.98 feet and a chord of N 85 degrees, 12' 32" E. 66.28 feet;

THENCE, continuing with said centerline, S 62 degrees, 01' 42" E, 58.47 feet to a point;

THENCE, with a curve to the right, 159.96 feet to a point, said curve having a radius of 150.00 feet, a central angle of 61 degrees, 05' 54", a tangent distance of 88.53 feet and a chord of S 51 degrees, 28' 49" E, 152.48 feet

THENCE, continuing with said centerline and common line of said Lots 2 and 3, S 20 degrees, 55' 54"E, 56.50 feet to the common rear of Lots 1 and 2,

THENCE, leaving said line of Lot 3 with the common line between said Lots 1 and 2 and with the center line of a 24-foot Joint Ingress-Egress Easement, S 74 degrees, 59' 09" W, 265.54 feet to an iron pin in the easterly right-of-way of Murfreesboro Road, the Point of Beginning.

Containing 48,640 square feet or 1.12 acres, more or less.

Being the same property conveyed to NENR Murfreesboro Road Partnership, a Tennessee General Partnership, by Special Warranty Deed from Robert Kyle Trent, an individual, and First Tennessee Bank, N.A., a national banking association, as Trustee of the Derward K. Trent QTIP

Exhibit A

Marital Trust under Will, of record as Instrument No. 20031205-0175406, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to AZ Tennessee, LLC, an Illinois limited liability company by Special Warranty Deed from NENR Murfreesboro Road Partnership, a Tennessee General Partnership, signed and recorded May 31, 2005, in Instrument No. 20050531-0061213, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. All matters shown on the PUD Boundary Plat of record in Instrument No. 20010315-0024829, Register's Office for Davidson County, Tennessee.

2. Storm Water Detention Agreement of record as Instrument Number 20030627-0089291, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plat of record as Instrument Number 20030922-0139711, Register's Office for Davidson County, Tennessee.

4. Declaration of Easements, Covenants, Conditions and Restrictions of record in Instrument Number 20031015-0153147, said Register's Office.

5. An agreement, Ax entered into on November 21, 2003, by and between Robert Kyle Trent and NENR Murfreesboro Road Partnership of record as Instrument. Number 20040217-0018212, Register's Office for Davidson County, Tennessee.

6. Memorandum of Lease dated February 5, 2004, by and between NENR Murfreesboro Road Partnership, a Tennessee General Partnership, as Landlord, and AutoZone, Inc., a Nevada corporation, as Tenant, of record in Instrument No. 20040309-0027158, said Register's Office.