Karen Johnson Davidson County
Batch# 1084566 DEEDQC
12/21/2023 09:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231221-0098400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2023.

Notary Public

My Commission Expires: 10/4/27

ELISE PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
1877 Airlane Drive Associates GP 1877 Air Lane Drive, Nashville Tennessee 37210	10700011900	SAME AS NEW OWNER

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by Grantee (defined below), **One Touch Wireless, LLC**, a Tennessee limited liability company (the "Grantor"), hereby quitclaims and conveys unto **1877 Airlane Drive Associates GP**, a Tennessee general partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all improvements thereto and all appurtenances, privileges, and easements benefitting the same (collectively, the "Property").

The Property is currently municipally known as 1877 Air Lane Drive, Nashville, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

EFFECTIVE this 21st day of December 2023.

[Signature page follows]

[Signature page to Quitclaim Deed]

GRANTOR:

One Touch Wireless, LLC

By: _____
Alan Sielbeck, Authorized Signatory

STATE OF Jennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Alan Sielbeck, 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 Signatory of the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name as the Authorized Signatory of One Touch Wireless, LLC.

WITNESS my hand and seal at office this 19th day of December, 2023.

Natalina D. Eckerman
NOTARY PUBLIC

My Commission Expires: September 7, 2026

NATALINA D. ECKERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

EXHIBIT A

Property Description

Land in Davidson County, Tennessee being Lot No. 5A on the Plan of the Second Revision of Metropolitan Industrial Park, Phase Two, Section 7, of record in Book B5200, page 483, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Beginning at an iron pin in the south right-of-way of Air Lane Drive, the northwest corner of Lot #6B, Metropolitan Industrial Park, Phase 2, Section 14, the northeast corner of this tract and continuing as follows: S 40 degrees 27 minutes 00 seconds E, with the west boundary of Lot # 6B, passing through the center of a TVA tower, 309.89 feet in all to an iron pin in the north right-of-way of Interstate Highway #40; thence with the north right-of-way of Interstate Highway #40 as follows, S 47 degrees 35 minutes 00 seconds W, 90.80 feet to a concrete monument; thence S 72 degrees 01 minutes 00 seconds W. 395.92 feet to an iron pin in the north right-of-way of Interstate Highway #40 ; thence with a new line, N, 17 degrees 59 minutes 00 seconds W, 278.92 feet to an iron pin in the south right-of-way of Air Lane Drive; thence with a curve to the left having a radius of 705.00 feet; an arc distance of 367.10 feet; a chord bearing of N 64 degrees 53 minutes 35 seconds E, 362. 97 feet to the point of beginning, containing 2.82 acres (122645) square feet as surveyed by Kessinger & Associates, dated January 7, 1983.

LESS AND EXCEPT that property sold to the State of Tennessee by Warranty Deed of record as Instrument No. 20030424-0054898, said Register's Office, described as follows:

Beginning at a point 30.77 feet right of station 516+60.36; thence south 51 degrees 22 minutes 03 seconds west 90.60 feet to a point; thence south 75 degrees 53 minutes 11 seconds west 395.92 feet to a point, said point being 30.17 feet right of station 512+46.74; thence north 14 degrees 11 minutes 34 seconds west 10.00 feet to a point, said point being 39.95 feet right of station 521+44.82; thence north 75 degrees 53 minutes 11 seconds east 393.75 feet to a point being 25.33 feet right of station 517+53.86; thence north 51 degrees 22 minutes 03 seconds east 88.77 feet to the point of beginning and containing 0.111 acres, more or less.

Being the same property conveyed to One Touch Wireless, LLC, a Tennessee limited liability company, by Special Warranty Deed from Bramco Properties, Inc., of record as Instrument No. 20041015-0124557, Register's Office for Davidson County, Nashville, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jack King, do hereby make oath that I am a licensed attorney (Tennessee Bar #037571) 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 December 21, 2023 (date of document).

Affiant Signature

12/21/2023
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Notary's Signature

My Commission Expires: 10/4/27.

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY