Karen Johnson Davidson County
Batch# 1090820 DEEDQC
01/11/2024 12:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240111-0002465

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nature's Best Organics of Tennessee, LLC 5800 One Perkins Place Suite 6A Baton Rouge, LA 70808	Map 091, Parcel 049.00 Map 080, Parcel 049.00 and Map 080, Parcel 015.00	Same as New Owner.
This instrument prepared by: Bradley Arant Boult Cummings LLP (EG) 1221 Broadway, Suite 2400, Nashville, TN 37203		

QUITCLAIM DEED TO CONSOLIDATE PARCELS

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NATURE'S BEST ORGANICS OF TENNESSEE, LLC, a Tennessee limited liability company, (the "Grantor"), by these presents hereby sells, assigns and quitclaims to NATURE'S BEST ORGANICS OF TENNESSEE, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain real property located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The sole purpose of this deed is to combine and consolidate the parcels comprising Tax Map and Parcel Nos. 091-049.00, 080-049.00 and 080-015.00.

This is improved property located at 6311, 6409 and 6401 Centennial Boulevard, Nashville, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Stephanie Covington
Affiant

Subscribed and sworn to before me this 11th day of January, 2024.

BRENDA L FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires AUG 23, 2026

Brenda L Farmer
Notary Public
My Commission Expires: 8-23-26

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 10th day of January, 2024.

GRANTOR:

NATURE'S BEST ORGANICS OF TENNESSEE, LLC,
a Tennessee limited liability company

By: _____
Name: Sidney G. Brian
Title: Manager

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, Meah Thomison, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sidney G. Brian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of NATURE'S BEST ORGANICS OF TENNESSEE, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as such Manager.

WITNESS my hand and seal at office in Franklin, Tennessee, this the 10th day of January, 2024.

_____
Notary Public

My Commission Expires: 7/19/25

MEAH THOMISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-19-2025

EXHIBIT A

DESCRIPTION OF PROPERTY

SITUATED in the 20th Council District, City of Nashville, Davidson County, Tennessee. Tract being bounded on the north by Centennial Boulevard, on the east by Wayne A. & Maxie L. Greer as recorded in Instrument No. 201311080116203, in the Register's Office of Davidson County (RODC), Tennessee, Bellsouth Communications, Inc as recorded in Instrument No. 200902230015520 (RODC) and Centennial Boulevard, bounded on the south by Buckeye SE Terminals, LP as recorded in Instrument No. 202206170069427 (RODC), Jimmy Mitchell as recorded in Instrument No. 201803010019008 (RODC) and Metro Gov't NE Power Board as recorded in Deed Book 5620, Page 600 (RODC), and bounded on the west by Briley Parkway, said Tract being more particularly described as follows:

BEGINNING at the southeast corner of Bellsouth, also being on the west right of way line of Centennial Boulevard; thence along said right of way line, South 17 deg. 28 min. 58 sec. East, 51.27 feet, to the northeast corner of Buckeye; thence leaving said right of way and along the line in common with Buckeye the following five (5) courses: South 59 deg. 43 min. 41 sec. West, 82.08 feet; thence South 56 deg. 02 min. 41 sec. West, 101.99 feet; thence South 50 deg. 31 min. 43 sec. West, 102.15 feet; thence South 45 deg. 15 min. 27 sec. West, 122.41 feet; thence South 42 deg. 31 min. 04 sec. West, 1,023.36 feet to the corner in common with Jimmy; thence leaving Buckeye and along the line in common with Jimmy the following six (6) courses: North 47 deg. 30 min. 55 sec. West, 147.18 feet; thence North 42 deg. 29 min. 05 sec. East, 6.00 feet; thence North 47 deg. 39 min. 39 sec. West, 219.82 feet; thence South 60 deg. 47 min. 58 sec. West, 314.51 feet; thence North 69 deg. 59 min. 11 sec. West, 88.12 feet; thence South 45 deg. 29 min. 37 sec. West, 279.18 feet to the corner in common with Metro Gov't; thence leaving Jimmy and along the line in common with Metro Gov't, North 52 deg. 03 min. 23 sec. West, 114.39 feet to a point on the south right of way line of Briley Parkway; thence leaving Metro Gov't and along said right of way the following eight (8) courses: North 02 deg. 48 min. 09 sec. East, 5.06 feet to a point on a curve; thence along a curve to the right, having a radius of 1,322.39 feet and a chord bearing and distance of North 09 deg. 24 min. 13 sec. East, 386.49 feet; thence North 17 deg. 04 min. 28 sec. East, 143.54 feet to a point on a curve; thence along a curve to the right, having a radius of 355.14 feet and a chord bearing and distance of North 49 deg. 02 min. 17 sec. East, 184.38 feet; thence North 65 deg. 44 min. 36 sec. East, 204.31 feet to a point on a curve; thence along a curve to the left, having a radius of 565.87 feet and a chord bearing and distance of North 34 deg. 18 min. 28 sec. East, 565.35 feet; thence North 12 deg. 37 min. 34 sec. East, 70.76 feet to a point on a curve; thence along a curve to the right, having a radius of 205.44 feet and a chord bearing and distance of North 42 deg. 20 min. 42 sec. East, 252.85 feet to a point on the south right of way line of Centennial Boulevard; thence leaving Briley Parkway and along said south right of way the following three (3) courses: North 82 deg. 02 min. 54 sec. East, 383.91 feet; thence North 63 deg. 33 min. 22 sec. East, 107.70 feet; thence North 85 deg. 23 min. 48 sec. East, 169.77 feet to the northwest corner of Wayne; thence leaving Centennial and along Wayne, South 12 deg. 50 min. 12 sec. East, 143.13 feet to corner in common with Bellsouth; thence leaving Wayne and along Bellsouth the following seven (7) courses: South 45 deg. 29 min. 48 sec. West, 807.33 feet; thence South 46 deg. 26 min. 27 sec. East, 256.17 feet; thence North 61 deg. 09 min. 27 sec. East, 136.06 feet; thence North 66 deg. 50 min. 40 sec. East, 209.12 feet; thence North 60 deg. 03 min. 04 sec. East, 196.58 feet; thence North 60 deg. 04 min. 46 sec. East, 145.51 feet; thence North 59 deg. 44 min. 17 sec. East, 92.87 feet to the POINT OF BEGINNING.

Containing 1,258,325 square feet or 28.887 acres, more or less.

Being the same property conveyed to Nature's Best Organics of Tennessee, LLC, a Tennessee limited liability company by Deeds of record in Instrument Nos. 20191015-0105804 and 20191004-0101976, Register's Office for Davidson County, Tennessee.

This description prepared by Atlas Survey & Mapping, LLC, and dated January 5, 2024.

Certificate of Authenticity

I, StephanieG Covington 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 January 10, 2024.

Date

StephanieG Covington

Affiant Signature

January 11, 2024

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of January, 20 24.

Jennifer L. Thomas

Notary's Signature

My Commission Expires: 3-9-2027

Date

Notary's Seal (if on paper)

JENNIFER L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027