2

Karen Johnson Davidson County
Batch# 1130536 DEEDQC
05/03/2024 07:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240503-0032444

THIS INSTRUMENT PREPARED BY: Bryan K. Williams GULLETT, SANFORD, ROBINSON & MARTIN, PLLC 17th Floor, 150 Third Avenue South Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $-0-. **Affiant** Subscribed and sworn to before me, this 02 day of May, 2024. Notary Public My Commission Expires: 08-24-2024

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

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Black Bear Capital, LLC 689 Davidson St Nashville, Tennessee 37213	SAME	095-14-0-117.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **RONALD M. DENNIS, JERRY C. DENNIS AND STEVEN R. DENNIS (collectively "Grantor"),** 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 which are hereby acknowledged, hereby releases, remises, quitclaims and gives unto **BLACK BEAR CAPITAL, LLC**, a Tennessee limited liability company **("Grantee"),** all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises. License Agreement of record as Instrument No. 20240308-0016087, said Register's Office.

IN WITNESS WHEREOF, this Quitclaim Deed is executed as of the 2nd day of May, 2024.

By: _____
Ronald M. Dennis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD M. DENNIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and has full authority to execute this instrument.

WITNESS my hand, at Nashville, Tennessee, this 2nd day of May, 2024.

_____
Notary Public

My Commission Expires: 10/17/2027

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

By: _____
Jerry C. Dennis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY C. DENNIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and has full authority to execute this instrument.

WITNESS my hand, at Nashville, Tennessee, this 2nd day of May, 2024.

_____
Notary Public

My Commission Expires: 10/17/2027

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

By: _____
Steven R. Dennis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN R. DENNIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and has full authority to execute this instrument.

WITNESS my hand, at Nashville, Tennessee, this 2nd day of May, 2024.

_____
Notary Public

My Commission Expires: 10/17/2027

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property Description

Being Lot No. 19-A on the Plan of Metropolitan Industrial Park Re-subdivision Lot 19, Resubdivision of Section 13, as of record in Book 4470, Page 154, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Elm Tree Drive at the corner of Lots Nos. 19B and 19A on the Plan of Section 13 of record in Book 4470, page 154, said Register's Office; thence leaving the northerly margin of Elm Tree Drive with the easterly property line of Lot 19-B, North 6 deg 07 min 30 sec West, 284.07 feet to an iron rod set on the southerly property line of USPF Massman, LP, As of record in Deed Instrument No. 20200316-0029068, at said Register's office; Thence with the southerly property line of USPF Massman, LP, along a curve to the right with an arc length of 192.18 feet, the radius of which is 2284.29 feet, with a central angle of 04 deg 49 min 13 sec, to a iron rod set; Thence North 86 deg 17 min 49 sec East, 48.52 feet to an iron rod set on the westerly margin of Acorn Drive; Thence with the westerly margin of Acorn Drive, South 4 deg 12 min 11 sec East, 238.80 feet to an iron rod set; Thence with a curve to the right with an arc length of 78.54 feet, the radius of which is 50.00 feet, the central angle of which is 90 deg 00 min 01 sec, to an existing concrete monument on the northerly margin of Elm Tree Drive; Thence with the northerly margin of Elm Tree Drive, South 85 deg 47 min 49 sec West, 120.02 feet to an existing concrete monument; Thence along a curve to the left with an arc length of 61.00 feet, the radius of which is 1746.17 feet, the central angle of which is 02 deg 00 min 06 sec, to the point of beginning, containing 67,348 square feet (1.55 acres more or less).

Being the same property conveyed to Ronald M. Dennis, Jerry C. Dennis and Steven R. Dennis, as of record in Deed Instrument No. 20121129-0109617, at 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 05-02-2024.

Date

Lisa Farris

Affiant Signature

05-02-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of May, 2024.

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

