THIS INSTRUMENT PREPARED BY:
HAGAN JENKINS LAW GROUP, PLLC
625 S. Church Street, Ste. A
Murfreesboro, TN 37130

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD) ss

The actual consideration for this transfer is $00.00.

Affiant

Subscribed and sworn to before me on this 9th day of May, 2024.

Notary Public

My Commission Expires: 5-18-25

SUSAN M. DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1134631 DEEDQC
05/14/2024 01:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240514-0035658

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
508 Investors, LLC
630 S. Church Street
Suite 300
Murfreesboro, TN 37130

SEND TAX BILLS TO:
Same

MAP PARCEL NO.
097-1.01 Wilson County
P/O 098-043.00 Davidson County

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Logan King and Nikki Bertuca-King**, husband and wife, (hereinafter "Grantors") do hereby assign, transfer, convey and quitclaim unto **508 Investors, LLC** (hereinafter "Grantee") all rights, title, and interests in and to a certain tract or parcel of real estate in Rutherford County, Tennessee, described more fully in **Exhibit A**, attached and incorporated herewith.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, conditions, reservations, leases, and other matters of public record as may affect the subject real property described hereinabove.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 9th day of May, 2024.

LOGAN KING

Nikki Bertuca-King
NIKKI BERTUCA-KING

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN KING, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of May, 2024.

Susan M. Donnell
NOTARY PUBLIC

My Commission Expires: 5-18-25

SUSAN M. DONNELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NIKKI BERTUCA-KING, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of May, 2024.

Susan M. Donnell
NOTARY PUBLIC

My Commission Expires: 5-18-25

SUSAN M. DONNELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT A

File No.: 23-4765

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Nashville , County of Davidson and Wilson, State of Tennessee, and being more particularly described as follows:

Commencing at a 1/2-inch rebar with a yellow cap marked "SBF" RLS #1697 lying in the westerly margin of Earhart Road, said rebar being the southwest corner of Ronald P. Ames Jr. & Halle S. Ames of record in Instrument Number 20230802-0059467, in the Register's Office of Davidson County (R.O.W.C.,TN); thence leaving the westerly margin of Earhart Road and with the Ames' south line North 55 degrees 30 minutes 22 seconds East for a distance of 142.34 feet to a 2-inch mag spike; thence continuing with Ames' south line South 84 degrees 10 minutes 42 seconds East for a distance of 259.25 feet to a 2-inch angle iron, said angle iron being Ames' southeast corner and being the Point of Beginning of the tract described herein; thence South 80 degrees 26 minutes 18 seconds East for a distance of 1,376.45 feet to a 1/2-inch rebar with no cap, lying on the west line of Lot 3 of the Boundary Survey of John D. Liles & Lisa A. Liles of record in Plat Book 28, Page 834, in the Register's Office of Wilson County (R.O.W.C.,TN), and being the northeast corner of the tract described herein; thence continuing with the west line of Lot 3 South 08 degrees 42 minutes 08 seconds West for a distance of 629.18 feet to a 1/2-inch rebar with an orange cap marked "RLS #2053" and being the southwest corner of the tract described herein; thence leaving the west line of Lot 3 and continuing with the north line of Lot 2 of said plat North 80 degrees 21 minutes 11 seconds West for a distance of 1,105.72 feet to a 1/2-inch rebar with an orange cap marked "RLS #2053" and being the southwest corner of the tract described herein; thence North 08 degrees 22 minutes 00 seconds East for a distance of 399.22 feet to a 1/2-inch rebar with no cap and being the northeast corner of Sharon Smith, of record in Instrument Number 20120601-0047581, R.O.D.C., TN; thence continuing with Smith's north line North 80 degrees 25 minutes 46 seconds West for a distance of 258.31 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng."; thence leaving Smith's north line North 06 degrees 10 minutes 08 seconds East for a distance of 228.68 feet to a point of to the Point of Beginning of the tract described herein, having an area of 755,680.1± square feet or 17.35± acres, more or less.

Being a portion of the same property conveyed to 508 Investors, LLC, a Tennessee Limited Liability Company by Warranty Deed from Michael P. Higbie and Keely J. Higbie, husband and wife, dated June 10, 2021 and recorded in Instrument #20210617-0082264 Register's Office of Davidson County, Tennessee, also recorded June 18, 2021 in Book 2087, Pages 751-753 in the Register's Office of Wilson County, Tennessee.

Being the same property conveyed to Logan King and Nikki Bertuca-King, husband and wife, by Warranty Deed from 508 Investors, LLC, a Tennessee Limited Liability Company, dated November 1, 2023 and recorded as Instrument Number 20231106-0086550 Register's Office of Davidson County Tennessee, also recorded November 14, 2023 in Book 2281, Pages 2083-2084 in the Registers Office of Wilson County, Tennessee.

Certificate of Authenticity

I, Joshua A. Jenkins, 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 May 9, 2024.

Date

Affiant Signature

5/13/24
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 13 day of May, 2024.

Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY