QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1144548 DEEDQC
06/07/2024 10:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240607-0042786

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2024.

Notary Public

My Commission Expires: _____

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

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

Address New Owner:	**Map-Parcel Number:**	**Send Tax Bills To:**
Big River Fence, LLC 1410 Lebanon Pike Nashville, Tennessee 37210	09400004600	New Owner

WHEREAS, Grantor (defined below) is transferring to Grantee (defined below) the property described herein by special warranty deed (conveyance tax being paid therewith), and the purpose of this quitclaim deed is to transfer the same property transferred pursuant to such special warranty deed using Grantee's new survey description, as set forth below.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, IMI Real Estate, LLC (the "**Grantor**") hereby sells, assigns and quitclaims to Big River Fence, LLC ("**Grantee**"), a Tennessee limited liability company, its successors and assigns, all of Grantor's interest in and to the real estate located in Davidson County, Tennessee described in Exhibit A, which is attached hereto and incorporated herein by reference (the "**Property**").

This is improved property known as 132 Spence Lane, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions, and encumbrances of record in the Register's Office of Davidson County, Tennessee, as may affect the Property.

Property description information supplied by the parties. The preparer has not examined title to the Property and makes no representation or warranty with respect thereto.

EFFECTIVE this 6th day of June, 2024.

[*Signature page follows*]

[Signature page to Quitclaim Deed]

GRANTOR:

IMI REAL ESTATE, LLC

By: _____
Stephanie Susott, Manager

STATE OF ~~TENNESSEE~~ IN)
COUNTY OF ~~DAVIDSON~~ Hancock)

Before me, a Notary Public of said County and State, personally appeared, Stephanie Susott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of IMI Real Estate, LLC, the within named bargainor, an Indiana limited liability company, and that she as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as its Manager.

WITNESS my hand and seal at office this 6th day of June, 2024.

NOTARY PUBLIC SEAL INDIANA
BRANDI MICHELLE VANSCHOYCK
Notary Public, State of Indiana
Marion County
Commission Number NP0739288
My Commission Expires
February 20, 2030

_____
NOTARY PUBLIC

My Commission Expires: 2/20/2030

EXHIBIT A

Property Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Beginning at an old iron rod in the east right of way of Spence Lane at the northwest corner of TSR Holdings, LLC and the southwest corner of the herein described tract; thence with the east right of way of Spence Lane the following calls: along a curve to the left with a radius of 552.72 feet, length of 143 feet and a chord of North 14 degrees 39 minutes 24 seconds West 143.06 feet, North 22 degrees 03 minutes 07 seconds West 611.11 feet, along a curve to the right with a radius of 823.55 feet, length of 225.72 feet and a chord of North 14 degrees 11 minutes 54 seconds West 225.01 feet to an old iron rod; thence leaving the right of way of Spence Lane and with Rolling Frito Lay Sales, LP the following calls: along a curve to the right with a radius of 200.00 feet, length of 216.27 feet and a chord of South 69 degrees 57 minutes 04 seconds East 205.89 feet to an old iron rod, South 38 degrees 58 minutes 22 seconds East 209.47 feet to an old iron rod, South 44 degrees 48 minutes 57 seconds East 229.04 feet to an old iron rod, South 49 degrees 05 minutes 43 seconds East 380.31 feet to an old iron rod; thence with TSR Holdings, LLC, the following calls: South 58 degrees 51 minutes 50 seconds West 308.22 feet, South 59 degrees 42 minutes 00 second West 180.00 feet to the point of beginning.

Being the same property conveyed to IMI Real Estate, LLC, an Indiana limited liability company, by Deeds from 132 Spence, LLC, a Delaware limited liability company, of record in Instrument No. 20210312-0033484 and Instrument No. 202103120033485, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 06/06/2024

Bainbridge Dillion
Affiant Signature

Date: 06/06/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this
06th day of June, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 06/06/2024

Notary's Seal

