THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34599-1F / Box #14

Karen Johnson Davidson County
Batch# 1148907 DEEDQC
06/20/2024 07:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240620-0046035

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Attn: Mark Steven Meadows<br>8120 Sawyer Brown Road,<br>Suite 109<br>Nashville, TN 37221 | New Owner | Part of Map/Parcel<br>07114039800 |

**QUITCLAIM DEED**

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Fresh Co. Foods, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), by these presents does transfer, convey and quitclaim unto **Mark Steven Meadows** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

The real property described in Exhibit A attached hereto and incorporated herein by this reference.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of conveying any interest held by the Grantor in the real property described herein to the Grantee.

**[Signatures appear on the following page.]**

IN WITNESS WHEREOF, this instrument has been executed this 17th day of June, 2024.

Fresh Co. Foods, LLC, a Tennessee limited liability company

By: _____
Name: Joel Simpler
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Simpler, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole Member of Fresh Co. Foods, LLC, a Tennessee limited liability company, the within-named bargainor, and that they as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company as its Member.

WITNESS my hand, at office, this 17th day of June, 2024.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 17th day of June, 2024

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

**Exhibit A**

A tract of land in the 1st Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc., Project No. 02-052 and dated 06/14/24, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the westerly right-of-way of Vashti Street (50' R/W by plat) and the southerly right-of-way of Alley Number 2000 (10' R/W by plat) said point being the northeasterly corner of Fresh Company Foods, LLC of record in Instrument Number 20210825-0114940 R.O.D.C. TN; said corner having State Plane Coordinates of N – 678,390.02 E – 1,738,277.72 and proceeding,

1. With said westerly right-of-way of Vashti Street S 36deg41'21" W 249.63 feet to an existing iron pin; thence,

2. Leaving said westerly right-of-way of Vashti Street and with the northerly boundary of Lot 1, River Shore Industrial Park of record in Plat Book 8250, Page 460 R.O.D.C. TN N 53deg18'43" W 619.62 feet to an existing iron pin; thence,

3. N 36deg40'57" W 270.14 feet to an iron pin set on the southerly right-of-way of Alley Number 2000; thence,

4. With said southerly right-of-way of Alley Number 2000 S 51deg25'03" E 619.85 feet to the point of beginning.

Containing 161,014 square feet or 3.70 acres more or less.

Being all the same property conveyed to Fresh Co. Foods, LLC, a Tennessee limited liability company by warranty deed dated August 24, 2021, from Paul A. Fey, of record in Instrument No. 20210825-0114940, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Patrick S. Bennett, 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 June 17, 2024 (date of document).

Patrick A Bennett

Affiant Signature

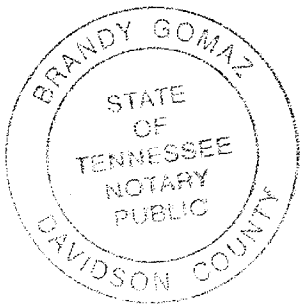
June 18, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of June, 20 24.




Brandy Gomaz

Notary's Signature

My Commission Expires: 5/5/25