Karen Johnson Davidson County
Batch# 1181236 DEEDQC
09/13/2024 08:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240913-0070591

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Scarab Properties, LLC 640 Old Hickory Blvd. Old Hickory, Tennessee 37138	Same	043 00 0 021.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GUB CONTRACTORS, INC., a Tennessee corporation (the "Grantor"), hereby quitclaim and convey to SCARAB PROPERTIES, LLC, a Tennessee limited liability company, all of its right, title and interest in that certain real property in Davidson, Tennessee more particularly described on Exhibit A attached hereto.

[Remainder of page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 12 day of September, 2024.

GUB CONTRACTORS, INC.

By: Diane M Reeves

Title: president

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid Diane Reeves, President of GUB CONTRACTORS, INC., a corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained and on behalf of the corporation.

WITNESS my hand, at office, as of this 12th day of September, 2024.

BRENDA L BONADIES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Brenda L Bonadies

Notary Public
My Commission Expires: 9/21/24

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Samuel R Knull

Affiant

Subscribed and sworn to before me, this 12th day of September, 2024.

MICHELE KRISTIANNE TRACHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

Michele Trachet

Notary Public
My Commission Expires: 3-3-26

EXHIBIT A

043 00 0 021.00 (640 Old Hickory Boulevard)

Land situated in the 11th Council District of Davidson County, Tennessee;

Commencing at the approximate centerline intersection of Bridgeway Avenue and the west bound lane of Old Hickory Boulevard, (State Route 45), thence in a northerly direction 219+/- feet to an iron pipe found on the northerly right of way of Bridgeway Avenue and Old Hickory Boulevard, (State Route 45), at the southwest property corner of James M. Stokely, Trustee of record in instrument number 20010703-0070809, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and being the point beginning of herein described land;

with the northerly margin of Old Hickory Boulevard, (State Route 45) for the next (12) twelve calls:
thence, South 51°18'50" West, a distance of 587.84 feet to a concrete highway monument;
thence, North 38°52'14" West, a distance of 101.00 feet to leaning 5/8" iron rod found having no cap;
thence with a curve turning to the left with an arc length of 194.74 feet, with a radius of 185.00 feet, with a chord bearing of North 69°01'34" West, with a chord length of 185.87 feet to an iron rod set;
thence, South 09°10'55" East, a distance of 90.00 feet to an iron rod set;
thence with a curve turning to the right with an arc length of 100.00 feet, with a radius of 95.00 feet, with a chord bearing of South 69°01'34" East, with a chord length of 95.45 feet to a concrete highway monument,
thence, South 38°52'14" East, a distance of 88.00 feet to an iron rod set;
thence, South 51°07'46" West, a distance of 192.20 feet to an iron rod set;
thence, South 78°24'54" West, a distance of 261.77 feet to an iron rod set;
thence, South 53°49'25" West, a distance of 850.94 feet to an iron rod set;
thence, South 38°52'14" East, a distance of 160.00 feet to an iron rod set;
thence, South 51°07'46" West, a distance of 372.32 feet to an iron rod set as a witness point;
thence, South 51°07'46" West, a distance of 68.32 feet to a point at the approximate low water mark;

continuing generally with the approximate low water mark of the Cumberland River for the next (3) three calls;
thence, North 44°56'17" West, a distance of 851.13 feet to a point;
thence, North 43°44'29" West, a distance of 1000.00 feet to a point;
thence, North 32°09'36" West, a distance of 487.60 feet to a point at the southwest corner of Terry C. Reeves and Diane D. Reeves, Husband and Wife, of record in instrument number 20190107-0001694, R.O.D.C., TN.;

thence with Reeves southerly line, North 47°01'51" East, a distance of 114.05 feet to a 3/4" iron rod found having no cap being a witness point;

thence continuing with Reeves southerly line, North 47°01'53" East, a distance of 2539.36 feet to a 1/2" iron rod found having no cap at the northwest corner of the final plat of Bobby H. Boone Lot, plat book 8250, page 28, R.O.D.C., TN.;

thence with the southerly line of Boone lot, South 54°28'36" East, a distance of 218.00 feet to an iron rod set at the northwest corner of Rod Thiel of record in deed book 2303, page 240, R.O.D.C., TN.;

thence with Thiel line cross ng Shelby Street, South 34°05'41" East, a distance of 302.61 feet to a 1" diameter iron pipe found, at the southwest corner of Randy Chapman & Terri Chapman of record in deed book 9946, page 750, R.O.D.C., TN, at the common westerly northwest corner of Jonathan Runion of record in instrument number 20191227-0133528, R.O.D.C., TN.;

thence with said line, South 34°33'14" East, a distance of 141.15 feet to a 5/8" iron rod found at the northwest corner of Cobalt Properties III, LLC. of record in Instrument number 20191024-0109210, R.O.D.C., TN;

thence with the lines of Cobalt Properties III, LLC, & Wilma Jean Larkins of record in deed book 3862, page 326, R.O.D.C., TN, Kourtney Leanne Mason & Rashad Mason of record in Instrument number 20190827-0086099, R.O.D.C., TN, and George Holt, Jr., of record in deed book 4705, page 27, R.O.D.C., TN, South 34°05'49" East, a distance of 987.79 feet to an 2" iron pipe found, having a solid top at the northwest corner of James Charles Edwards of record in instrument number 20121130-0109984, R.O.D.C., TN;

thence, South 34°05'01" East, a distance of 204.95 feet to 2" iron pipe found at the northwest corner of James M. Stokely, Trustee of record in instrument number 20010703-0070809, R.O.D.C.,TN;

thence with said line, South 33°59'36" East, a distance of 693.17 feet to the point of beginning of herein described land, having an area of 6,151,264.89 square feet or 141.22 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on April 28, 2020 and is based on survey work conducted by in April of 2020 under pro ect number 20044;

Being the same property conveyed by deed of record as Instrument #20200720-0079279, Register's Office for Davidson County, Tennessee.

37601873.4

Tennessee Certification of Electronic Document

I, Emerald Burns, 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 September 12, 2024 (date of document).

Emerald Burns
Affiant Signature

September 12, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

