QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID.
James T. Shelpman 1801 Linder Industrial Drive Nashville, TN 37209	same	080-00-0-059.00

THIS INSTRUMENT WAS PREPARED BY:
George R. Adams Jr., Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-500-0013 - Fax: 615-791-6096 - Email: gadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 1,370,658.67.

DAVID W. WINGFIELD, Trustee,
Affiant

Subscribed and sworn to before me,
this 24th day of September, 2024.

NOTARY PUBEIC
My Commission Expires: 10-04-2027.

JESSICA DICUS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Karen Johnson Davidson County
Batch # 1185378 DEEDQC
09/24/2024 01:33:22 PM 3 pgs
Fees: $18.00 Taxes: $5,071.44
20240924-0074060

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, DAVID W. WINGFIELD AS TRUSTEE of the DAVID W. WINGFIELD REVOCABLE TRUST dated December 8, 2021, Grantor, by these presents, does hereby quitclaim and convey unto JAMES T. SHELPMAN, Grantee, his successors and assigns all of his right, title and interest in and to the following described property lying in Davidson County, Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot(s) 6 and 7, as shown on the map entitled Plan of LaRoche Industrial Park, of record in Plat Book 7900, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to David W. Wingfield, an undivided 50% interest, and James T. Shelpman, an undivided 50% interest, as tenants in common, by deed from Pattiani LLC, a California limited liability company, of record in Instrument 20180404-0031566, Register's Office for Davidson County, Tennessee.

BEING the same property last conveyed to DAVID W. WINGFIELD AND HIS SUCCESSORS IN TRUST, AS TRUSTEE of the DAVID W. WINGFIELD REVOCABLE TRUST, dated December 8, 2021, by deed from DAVID W. WINGFIELD, of record in Instrument 20211213-0164431, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to matters on the plan of record in Plat Book 7900, Page 128, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5487, Page 280; Easements granted to Colonial Pipeline Company of record in Book 3007, Page 98 and Book 4773, Page 3; Covenants contained in deed of record in Book 10156, Page 749; all matters shown on the plat of survey by Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated October 25, 2017, revised December 14, 2017, Job No. 17154 MHC, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

AFTER THE CONVEYENCE HEREIN MADE, James T. Shelpman owns a one hundred percent (100%) interest in this property

This is improved property, known as 1801 Linder Industrial Drive, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this 24th day of September, 2024.

DAVID W. WINGFIELD
REVOCABLE TRUST
dated December 8, 2021

DAVID W. WINGFIELD, Trustee/
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared DAVID W. WINGFIELD, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 24th day of September, 2024.

JESSICA DICUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

My Commission Expires: 10.04.2027 Notary Public

I, JAMES T. SHELPMAN, consent to this conveyance this the 24th day of September, 2024.

JAMES T. SHELMAN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this
24th day of September, 2024.

Notary Public

My Commission Expires: 10-04-2027.

JESSICA DICUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027