Karen Johnson Davidson County
Batch# 1205197 DEEDQC
11/14/2024 09:42:30 AM 5 pgs
Fees: $28.00 Taxes: $22,200.00
20241114-0088640

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $6,000,000.00. _____ Affiant Subscribed and sworn to before me this 6th day of November, 2024. _____ Notary Public My commission expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Runway Logistics, LLC Attn: Charles Howorth, General Manager 7337 Cockrill Bend Boulevard Nashville, TN 37209	SAME	Part of 13400033100

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **ESKIMO CENTENNIAL**, a Tennessee general partnership (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims, and gives unto **RUNWAY**

LOGISTICS, LLC, a Tennessee limited liability company, effective as of the 13th day of November, 2024 (the "Effective Date"), all of Grantor's right, title, and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature page to follow}

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the Effective Date.

GRANTOR:

ESKIMO CENTENNIAL,
a Tennessee general partnership

By: _____
Ryan M. Moses, Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RYAN M. MOSES**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **AUTHORIZED SIGNATORY** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of November, 2024.

_____
Notary Public

My Commission Expires: 11.8.2027

TUVACHE L FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land situated in 13th Councilmanic District Nashville, Davidson County, Tennessee. Being a portion of Parcel 331.00 in Davidson County Tax Map 134 and being more particularly described as follows:

Beginning at a 1/2" iron rod (new – Collier Eng), being a point along or near common lines of the herein described tract and the Central State Hospital Property, as recorded in Book 1781, Page 573, Register's Office for Davidson County, Tennessee and having a Tennessee State Plane Coordinate of N: 644,180.60; E: 1,768,325.65;

Thence, along or near said common line to 1/2" iron rods (found – Collier Eng) the following three (3) calls:

North 75°18'16" West for a distance of 193.50 feet;

Thence, with a non-tangent curve to the right, having a radius of 4,198.72 feet, a delta angle of 04°11'12", an arc length of 306.80 and a chord which bears South 25°20'06" West for a distance of 306.73 feet;

Thence, South 18°41'31" West for a distance of 212.67 feet, being along or near common lines of the herein described tract and the Metropolitan Nashville Airport Authority Property, as recorded in Book 8661, Page 492, Register's Office for Davidson County, Tennessee;

Thence, along or near said common line, North 84°57'49" West for a distance of 947.15 feet to a 5/8" iron rod (found – Ragan Smith), being the most southwest corner of the herein described tract, being along or near common lines of the herein described tract and the Metropolitan Government of Nashville and Davidson County, Tennessee Property, as recorded in Book 10831, Page 67, Register's Office for Davidson County, Tennessee;

Thence, leaving the Airport Authority Property and along or near common lines of the herein described tract and the Metro Government Property the following two (2) calls:

North 18°46'53" East for a distance of 683.34 feet to a 5/8" iron rod (found – Ragan Smith);

Thence, South 84°58'28" East for a distance of 1,166.56 feet to a 1/2" iron rod (new – Collier Eng);

Thence, leaving the Metro Government Property, South 14°41'44" West for a distance of 205.02 feet to the Point of Beginning and containing 675,860 square feet or 15.52 acres, more or less.

Being a portion of the property conveyed to Eskimo Centennial, a Tennessee general partnership, by deed from the State of Tennessee, of record as Instrument Number 20230209-0009684, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lisa Farris, 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 11-01-2024.

Date

Lisa Farris

Affiant Signature

11-13-2024

Date

State of Tennessee

County of Davidson

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

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

