Karen Johnson Davidson County
Batch# 1242490 DEEDQC
03/03/2025 11:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250303-0015573

THIS INSTRUMENT PREPARED BY: L. Glenn Worley Cameron Worley, P.C. 112 Westwood Place, Suite 240 Brentwood, Tennessee 37027	STATE OF Tennessee) COUNTY OF Williamson) Pursuant to T.C.A. §67-4-409(a)(1)(D), the tax is based on the actual consideration for this transfer, which is $0. Affiant Sworn to and subscribed before me, this 26th day of February, 2025. Notary Public My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
WEB Enterprise, LLC 1319 Foster Avenue Nashville, TN 37210	Same	106-13-224 106-13-225

QUITCLAIM DEED

WHEREAS, BOYTE FAMILY PARTNERS, G.P., a Tennessee general partnership, as the successor entity to Boyte Family Partners, L.P., a Tennessee limited partnership (the "Grantor"), by that certain General Warranty Deed of even date herewith, of record in Instrument No. 202503030015572 Register's Office for Davidson County, Tennessee, conveyed all its right, title, and interest in and to that certain tract or parcel of land located in the 6th Civil District of Davidson County, Tennessee, being Lots Nos. 1 and 2, on the Plan of Burns Industrial Subdivision, Section 6, of record in Book 4300, page 14, Register's Office for said County, as more particularly described in said General Warranty Deed, unto WEB ENTERPRISE, LLC, a Tennessee limited liability company (the "Grantee"); and

WHEREAS, a survey of said conveyed property was performed by T-Square Surveying, Franklin, Tennessee, J. Mark Cantrell, RLS#1859, dated February 4, 2025; and

WHEREAS, in the event there is any discrepancy between the legal description of the property conveyed by said General Warranty Deed and the legal description set forth on said survey, Grantor desires to further convey all its right, title, and interest in said property as described in said survey to Grantee.

NOW THEREFORE, FOR AND IN CONSIDERATION of Ten Dollars ($10.00), **BOYTE FAMILY PARTNERS, G.P., a Tennessee general partnership, as the successor entity to Boyte Family Partners, L.P., a Tennessee limited partnership**, has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **WEB ENTERPRISE,**

LLC, a Tennessee limited liability company, its successors and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described on the attached Exhibit A.

Said property is conveyed subject to such limitations, restrictions, and exceptions and/or permitted encumbrances as may affect the premises and all instruments of record in the Register's Office of this County affecting this property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of February, 2025.

BOYTE FAMILY PARTNERS, G.P., as the successor entity to Boyte Family Partners, L.P.

By all its general partners:

Voncile Boyte Irrevocable Trust dated 12-17-12

By: Margaret Von Boyte-Zerhusen, Trustee
Margaret Von Boyte-Zerhusen, Trustee

Margaret Von Boyte Trust U/A dated 11-4-94

By: Margaret Von Boyte-Zerhusen, Trustee
Margaret Von Boyte-Zerhusen, Trustee

STATE OF Ohio)
COUNTY OF Hamilton)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Margaret Von Boyte-Zerhusen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who further acknowledged she is the Trustee of the Voncile Boyte Irrevocable Trust dated 12-17-12 and the Margaret Von Boyte Trust U/A dated 11-4-94, being all the general partners of Boyte Family Partners, G.P., and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 24th day of February, 2025.

Heather Janene Stewart
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

Heather Janene Stewart
Notary Public

My Commission Expires: N/A

EXHIBIT A
(Property Description)

Being a of tract of land in the Sixth (6th) Civil District of Davidson County, Tennessee, being Lot Nos. 1 and 2, on the Plan of Burns Industrial Subdivision, Section 6, of record in Book 4300, Page 14, Register's Office for said County, generally bounded on the East by Foster Avenue (60' right-of-way), on the South by Caden Drive (60' right-of-way), on the West by GT3 Properties (Book 4870, Page 634) on the North by Howard Baer, Inc. (Book 10041, Page 861) and being more particularly described as follows:

Beginning at an concrete monument found (CMF) on the western right-of-way of Foster Avenue, thence along said right-of-way the following bearings and distances S 05° 27'32" W, a distance of 236.29', to an CMF, with a curve turning to the right with an arc length of 47.39', with a radius of 30.00', with a chord bearing of S 50° 11'16" W, with a chord length of 42.61', to an CMF in the northern right-of-way of Caden Drive; thence along said right-of-way the following bearings and distances, N 84° 32'32" W, a distance of 823.67', to an iron pin set (IPS), with a curve turning to the right with an arc length of 79.73', with a radius of 50.00', with a chord bearing of N 38° 50'08" W, with a chord length of 71.55', to an IPS on the eastern line of the GT3 Properties; thence along said line N 06° 50'34" E, a distance of 205.60', to an IPS on the southern line of the Howard Baer, Inc. property; thence along the southern line of Baer, Inc. S 85°10' 04" E, a distance of898.72', to the point of beginning, containing 5.40 acres, as surveyed by T-Square Surveying, J. Mark Cantrell, RLS#1859, dated 02/04/2025.

202503030015573

Tennessee Certification of Electronic Document

I, Will Rogers, do hereby make oath that I am a licensed attorney and/or 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 February 24, 2025 (date of document).

Affiant Signature

2/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of February, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON