Karen Johnson Davidson County
Batch# 1325861 DEEDQC
09/23/2025 01:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250923-0075946

THIS INSTRUMENT PREPARED BY
AFTER RECORDING RETURN TO:
Schell Bray PLLC (CFP)
230 North Elm Street, Suite 1000
Greensboro, NC 27401

With review (without title examination) by Tennessee Counsel:
Chambliss, Bahner & Stophel, P.C. (MJS)
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, TN 37450

ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP PARCEL NO.**
Tencarva Real Estate Holdco, LLC	**Tencarva Real Estate Holdco, LLC**	**118-16-0079-00**
(Name) **2937 Kraft Drive**	(Name) **1115 Pleasant Ridge Road**	
(Street Address) **Nashville, TN 37204**	(Street Address) **Greensboro, NC 27409**	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero and No/100 Dollars ($0.00).

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 09-13-2027

BARBARA H BEESON
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires Sept. 13, 2027

1148108

FOR AND IN CONSIDERATION OF the sum of Zero and No/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, **Tencarva Machinery Company, LLC**, a North Carolina limited liability company, successor by conversion of Tencarva Machinery Company, a Delaware corporation ("Grantor"), does quitclaim unto **Tencarva Real Estate Holdco, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, in and to all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as **2937 Kraft Drive, Nashville, TN 37204**.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

SIGNATURE PAGE TO FOLLOW.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2025.

GRANTOR:

Tencarva Machinery Company, LLC
a North Carolina limited liability company

By: _____
Gregory McGehee, Chief Financial Officer

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

Before me, a Notary Public of the state and county mentioned, personally appeared Gregory McGehee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Tencarva Machinery Company, LLC, a North Carolina limited liability company, the within named bargainor, and that he, as such Chief Financial Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Chief Financial Officer.

WITNESS my hand and seal, at office in *Guilford County, North Carolina* this 30th day of July, 2025.

_____
Barbara H. Beeson, Notary Public

My Commission Expires: 09-13-2027

BARBARA H BEESON
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires Sept 13, 2027

1148108

Exhibit A
To
Quitclaim Deed

DESCRIPTION OF LAND

Lot one (1) on the Plan of Final Plat Hailey Subdivision, Revision 1, Sidco Section 1, of record in Plat Book 5200, Page 364, revised in Plat Book 7900, Page 422, in the Register's Office of Davidson County, Tennessee.

The source of Grantor's interest is found in deed of record by Instrument No. 20121221-0117903, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions as set out by instrument recorded in Book 2294, Page 316, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions as set out by instruments recorded in Book 6513, Page 24, as amended in Book 8719, Page 650, in the Register's Office of Davidson County, Tennessee.

Subject to USA Reservations as set out by instrument recorded in Book 2244, Page 611, in the Register's Office of Davidson County, Tennessee.

Subject to storm sewer easement as set out by instrument recorded in Book 4124, Page 296, in the Register's Office of Davidson County, Tennessee.

Subject to waterline easement as set out by instruments recorded in Book 2244, Page 611 and in Book 2133, Page 115, as amended in Book 3953, Page 326, in the Register's Office of Davidson County, Tennessee.

Subject to a fifteen (15) foot drainage easement as shown, described or noted on plat of Hailey Subdivision, recorded in Plat Book 5200, Page 364, and revised in Plat Book 7900, Page 422, in the Register's Office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

The grantee herein assumes and agrees to pay all taxes assessed against the Property for the year 2025.

CERTIFICATE OF AUTHENTICITY

I, Michael J. Stewart, 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 July 30, 2025 *(date of document)*.

Michael J. Stewart, Affiant Signature
Dated: September 23, 2025

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this 23rd day of September, 2025.

Rebecca Lynn Stone, Notary Signature

My Commission Expires: 01/17/2027

