Karen Johnson Davidson County
Batch # 1483829 DEEDWARRSP
10/14/2026 01:12:21 PM 4 pgs
Fees: $23.00 Taxes: $6,771.00
20261014-0094431

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Quality Seafood LLC 967 Grassland Place, Suite F Gallatin, TB 37066-7109	SAME	058-00-0-213.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MONTGOMERY G. TURNER, SR.** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **QUALITY SEAFOOD LLC, a Tennessee limited liability company** (the "Grantee"), its successors, and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, claiming through the Grantor, but not further or otherwise.

Grantor further warrants that the above-described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 13th day of October 2026.

MONTGOMERY G. TURNER, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MONTGOMERY G. TURNER, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October 2026.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY DALY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 22, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,830,000.00.

Vickie R. Evans
Affiant

Subscribed and sworn before me this 13th day of October 2026.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY DALY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 22, 2029

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Revco Subdivision of record in Plat Book 8250, Page 429, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that portion conveyed to the State of Tennessee at Warranty Deed of record at Instrument No. 20000619-0060608, said Register's Office.

Being the same property conveyed to Montgomery G. Turner, Sr., an individual by Special Warranty Deed from Vereit Real Estate, L.P., a Delaware limited partnership, successor by merger to ARC CVNVLTN001, LLC, a Delaware Limited Liability Company of record in Instrument No. 20220518-0057568, Register's Office for Davidson County, Tennessee, dated April 20, 2022, and recorded on May 18, 2022.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2026, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 429, Register's Office for Davidson County, Tennessee.

3. Easements provided in Order of record at Instrument No. 20180507-0043558, in the Register's Office for Davidson County, Tennessee.

4. Easement of record in Instrument Number 202409250074273, in the Register's Office for Davidson County, Tennessee.