(2)

Karen Johnson Davidson County
Batch# 285622 DEEDQC
09/16/2019 09:13:04 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20190916-0093401

This instrument was prepared by:

William T. Conroy, Esq.
Johnson, Pope, Bokor, Ruppel & Burns, LLP
333 3rd Avenue North, Suite 200
St. Petersburg, FL 3370

QUITCLAIM DEED

STATE OF TENNESSEE	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON	§	

Address of New Owner: 2733 Property LLC
1 Hillcrest Center, Suite 201
Spring Valley, NY 10977

Send Tax Bills To: 2733 Property LLC
1 Hillcrest Center, Suite 201
Spring Valley, NY 10977

Map-Parcel Number(s): #096-050-194.00

That TN-ALF HOLDINGS LLC, a Florida limited liability company ("Grantor"), for and in consideration of the sum of ONE DOLLAR ($1.00) and other valuable consideration to the undersigned paid by 2733 Property LLC, a Tennessee limited liability company ("Grantee"), the receipt and adequacy of which are hereby acknowledged, has quitclaimed and conveyed unto Grantee, its successor and assigns, all Grantor's right, title and interest in and to that certain tract of land and all improvements thereon situated in Davidson County, Tennessee, as more fully described in Exhibit A attached hereto and made a part hereof (the "Property").

This Quitclaim Deed is being recorded to include the legal description for the Property as same was conveyed to Grantor, and the revised legal description for the Property as prepared by Grantee's surveyor, DBS & Associates Engineering, dated July 30, 2019, in a single instrument.

Grantor is not making, and specifically disclaims, any warranties or representations of any kind or character, express or implied, with respect to the Property.

This is improved property known as:

Bristol Terrace
2733 McCampbell Avenue
Nashville, Tennessee 37214

EXECUTED as of this 11 day of September, 2019.

Signatures on following page.

Signature Page to QUITCLAIM DEED

TN – ALF HOLDINGS, LLC
a Florida limited liability company

By: _____
Prem Shah, Manager

STATE OF FLORIDA §
§
COUNTY OF PINELLAS §

I, William T. Conroy, a notary public of said county of said state do certify that Prem Shah, as Manager, who signed the writing above on the 6th day of September, 2019, for TN-ALF HOLDINGS LLC, a Florida limited liability company, has this day in my said county, before me, acknowledged this writing to be the act and deed of said limited liability company.

Given under my hand and official seal this 6th day of September, 2019.

WILLIAM T. CONROY
Commission # GG 011890
Expires July 14, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public in and for the State of Florida

My Commission Expires:
July 14, 2020

Notary's Printed Name:
William T. Conroy

The address of Grantee is:
2733 Property LLC
7685 Stanway Place E.
Boca Raton, Florida 33433

STATE OF NEW YORK §
§
COUNTY OF Rockland §

The undersigned hereby swears or affirms to the best of the undersigned's knowledge, information and belief, the actual consideration for this transfer or value of property conveyed (whichever is greater) is $1.00.

2733 Property LLC, a Tennessee limited liability company

By: _____
Name: Hershel Bodansky
Its: Manager

Sworn and subscribed before me on this 01 day of September, 2019.

E. Salgo
Notary Public

My Commission Expires:
March 4th, 2023

Elizabeth Salgo
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6388352
Qualified in Rockland County
Commission Expires March 4, 2023

EXHIBIT A

Current Description of Property

Being land in Davidson County, Tennessee, being Lot One of a one-lot subdivision, styled DONELSON HEALTH CARE LTD. SUBDIVISION, a plan of which appears of record in Book 5200, page 465, Register's Office of Davidson County, Tennessee, and being more specifically described as follows:

To locate the TRUE POINT OF BEGINNING of this description, commence at a point in the northerly right-of-way of McCampbell Avenue at the southwesterly radius return of Colonial Circle; thence, continuing with the northerly right-of-way of McCampbell Avenue, South 47° 39' 00" West 614.23 feet to a point; thence, North 42° 21' 00" West 5 feet to a concrete monument, said concrete monument constituting the TRUE POINT OF BEGINNING of this description; thence, with the northerly right-of-way of McCampbell Avenue South 47° 39' 00" West a distance of 80 feet to a concrete monument; thence, North 42° 21' 00" West 84.74 feet to an iron pin; thence, South 81° 29' 10" West 643.49 feet to an iron pin; thence, North 6° 57' 50" West a distance of 234.89 feet to an iron pin in the southerly boundary of the Colonial Village Subdivision, of record in Book 1424, page 58, Register's Office of Davidson County, Tennessee; thence with the said southerly boundary of the said Colonial Village Subdivision North 78° 17' 10" East 153.65 feet to an iron pin; thence, continuing with the said southerly boundary line of the said Colonial Village Subdivision North 81° 01' 00" East 416.31 feet to a point; thence, South 8° 59' 00" East 167.36 feet to a point; thence, with a curve to the left, said curve having a radius of 25 feet, a distance of 36.79 feet to a point; thence, North 86° 41 26" East 74.33 feet to a point; thence, with a curve to the right, said curve having a radius of 75 feet, a distance of 66.71 feet to a point; thence, South 42° 21' 00" East 49.26 feet to the said TRUE POINT OF BEGINNING

Also described as:

A tract of land located in the Fourteenth Councilmanic District of Nashville, Davidson County, Tennessee on McCampbell Avenue near Donelson Pike; being Lot No. 1 on the final plat of Donelson Health Care Ltd. Subdivision of record in Plat Book 5200, Page 465, R.O.D.C. and being more particularly described as follows:

Beginning in the northerly right-of-way of McCampbell Avenue at a southwesterly corner of Lot 2 on the Subdivision of Nashville Supportive Housing of record as Instrument No. 20021114-0141456, R.O.D.C.

Thence with said right-of-way S47°38'27''W, 80.00 feet to a concrete monument in the boundary of Renee Gentry Gill & Herbert D. Gentry, Jr. property of record in Deed Book 8816, Page 383, R.O.D.C.;

Thence with said boundary and the boundary of Linda Haggard property of record in Deed Book 11191, Page 738, R.O.D.C. as follows:

N 42° 21' 33" W, 84.74 feet to an iron rod;

S 81° 28' 37 "W, 643.49 feet to an iron rod at a southeasterly corner of H and H Properties, LLC property of record in Deed Book 9559, Page 289, R.O.D.C.;

Thence with the boundary of said H and H Properties N 06° 58' 23" W, 234.93 feet to the southerly boundary of Colonial Village subdivision of record in Plat Book 1424, Page 58, R.O.D.C.;

Thence with said southerly boundary as follows:

N 78° 19' 08" E, 153.75 feet;

N 81 ° 01' 00 "E, 416.47 feet to an iron rod at a northwesterly corner of the aforementioned Lot 2 Subdivision of Nashville Supportive Housing;

Thence with the boundary of said subdivision as follows:

S 08° 54' 20" E, 167.48 feet to an iron rod;

Southeasterly with a curve to the left 36.93 feet to an iron rod, said curve having a radius of 25.00 feet, a central angle of 84° 38' 05" and a chord of 33.66 feet at S 51 °1 3' 23" E;

N 86° 27' 35" E, 74.21 feet;

Southeasterly with a curve to the right 67.00 feet, said curve having a radius of 75.00 feet, a central angle of 51° 10' 52" and a chord of 64.79 feet at S 67° 56' 59" E;

S 42° 133" E, 49.26 feet to the beginning.

Containing 151,597 Square Feet or 3.48 Acres, more or less.

Being the same property conveyed to TN-ALF Holdings LLC, by Special Warranty Deed of record in Instrument No. 20160120-0005513, in the Register's Office *of* Davidson County, Tennessee.

AND ALSO DESCRIBED AS:

New Description of Property

Being a parcel of land located in the 15th Council District of Davidson County Tennessee, said parcel belonging to TN-ALF Holdings, LLC as recorded in Instrument No. 20160120-0005513, in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T), said parcel also being Lot One of a one-lot subdivision, entitled DONELSON HEALTH CARE LTD., SUBDIVISION, as recorded in Plat Book 5200, Page 465, R.O.D.C.T., said lot being generally located west Surrey Road, east of Donelson Pike, south of Colonial Circle, north of and adjacent to McCampbell Avenue, said parcel is more particularly described as follows;

Beginning at an iron pin set in the north right of way of McCampbell Avenue, (right of way varies), said iron pin being the southernmost corner of the Nashville Supportive Housing, Inc., property as recorded in Instrument No. 20021203-0148763, R.O.D.C.T., said iron pin also being the easternmost corner of herein tract described, said iron pin also having Tennessee State Plane Coordinates of

Northing: 666011.05, Easting: 1773723.22;

Thence leaving said Nashville Supportive Housing, Inc., property and with said north margin of McCampbell Avenue, South 62°55'46" West, 80.11 feet to an iron pin set in the east line of the American Legion Post 88 property as recorded in Instrument No. 20180910-0089577, R.O.D.C.T., said iron pin also having Tennessee State Plane Coordinates of Northing: 665974.59, Easting: 1773651.88, said pin also being North 26°44'25" West, 4.94 feet from an iron pin old;

Thence leaving said McCampbell Avenue and the east line of said American Legion Post 88 property, North 26°44'25" West, 84.88 feet to an iron pin at broken "T" post;

Thence leaving said east line and with the north line of said American Legion Post 88 property and Linda Haggard & E.C. Hardison III property, (Deed Book 11191, Page 738, R.O.C.D.T.), North 82°59'10" West, passing an iron pin at 594.36 feet for a total distance of 643.55 feet to an iron pin old, said iron pin being the southeast corner of the O.I.C. Cameron Park Office Center property, (Inst. No. 6297, Page 851, R.O.D.C.T.), said iron pin also being the southwest corner of herein described tract;

Thence leaving said Linda Haggard & E.C. Hardison III property and with the east line of said O.I.C. Cameron Park Office Center property, North 08°38'55" East, 234.89 feet to an iron pin set in south line of Lot # 50 of the Colonial Village Subdivision, (Plat Book 1424, Page 58, R.O.D.C.T.), said pin also being the northeast corner of said O.I.C. Cameron Park Office Center property, said iron pin also being the northwest corner of herein described tract, said pin also having Tennessee State Plane Coordinates of Northing: 666361.19, Easting: 1773010.28;

Thence leaving said O.I.C. Cameron Park Office Center property and with the south line of said Colonial Village Subdivision, South 86°11'04" East, 153.64 feet to an iron pin old;

Thence continuing with said Colonial Village Subdivision, South 83°27'32" East, 416.04 feet to an iron pin old, said pin being the northwest corner of said Nashville Supportive Housing, Inc. property, said pin also being the northeast corner of herein described tract;

Thence leaving said Colonial Village Subdivision and with the west line of said Nashville Supportive Housing, Inc., property, South 06°37'10" West, 167.50 feet to an iron pin old;

Thence continuing with said Nashville Supportive Housing, Inc., property and along a curve to the left having a radius of 25.00, an arc length of 37.16, a chord bearing of South 35°57'37" East, for a chord length of 33.69 feet to an iron pin set;

Thence continuing with said Nashville Supportive Housing, Inc., property South 77°42'03" East, 74.33 feet to an iron pin set;

Thence continuing with said Nashville Supportive Housing, Inc., property along a curve to the right having a radius of 75.00, an arc length of 66.72, a chord bearing of South 52°30'15" East, for a chord length of 64.54 feet to an iron pin old;

Thence continuing with said Nashville Supportive Housing, Inc. property, South 26°41'33" East, 48.97 feet to the point of beginning and containing 151,567.70 Square Feet or 3.48 Acres more or less.

The above description is based on an ALTA/NSPS Land Title Survey of the subject property done by David B. Smith, Tn RLS # 1409 with DBS & Associates, dated 7-31-2019

Subject to any conveyances, restrictions, covenants, easements and right of ways both of and not of record.