Karen Johnson Davidson County
Batch# 299978 DEEDQC
10/11/2019 02:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191011-0104577

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| 2030 25TH Partners, LLC<br>3201 Trevor Street, Suite 200<br>Nashville, TN 37209 | 081-06-0-336-00<br>081-06-0-331-00 | Same |
| This instrument prepared by and after recording return to: Bradley Arant Boult Cummings, PLC<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

# QUIT CLAIM DEED

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 and sufficiency of all of which are hereby acknowledged, between John R. Cheadle, Jr. (the "Grantor"), as Receiver for Nashville Realty Holdings, LLC, pursuant to an order of the Chancery Court for Davidson County, Tennessee, in the matter of BOKF, N.A., d/b/a Bank of Oklahoma vs. The Crestview Care and Rehabilitation Center, LLC and Nashville Realty Holdings, LLC (Case Number: 18-563-I) , filed on August 27, 2019, by these presents does quitclaim and convey to 2030 25TH Partners, LLC, a Tennessee limited liability company (the "Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property. This is improved property located at 2030 25th Avenue North, Nashville, Tennessee 37208.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 10th day of October 2019.

Notary Public

My Commission Expires: 4-21-2020

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY



4837-3441-4249.1

IN WITNESS WHEREOF, the Grantor has executed this Quit Claim Deed as of October 9, 2019.

John R. Cheadle, Jr., Receiver

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Paloma Taylor, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John R. Cheadle, Jr., with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Receiver for Nashville Realty Holdings, LLC, as appointed pursuant to an order of the Chancery Court for Davidson County, Tennessee, in the matter of BOKF, N.A., d/b/a Bank of Oklahoma vs. The Crestview Care and Rehabilitation Center, LLC and Nashville Realty Holdings, LLC (Case Number: 18-563-I) , the within named bargainor, and that he as such receiver, being authorized to do so pursuant to an Order of the Chancery Court for Davidson County, Tennessee, entered in Case Number: 18-563-I, executed the foregoing instrument for the purposes therein contained, by signing his name as receiver.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 9th day of October, 2019.

Notary Public

PALOMA R. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

9.7.20

EXHIBIT A

Beginning at a found mag nail (N:675,015.45'; E: 1,727,348.43' SPC) marking the point of intersection of the Eastern Right of Way of Twenty Fifth Avenue North and the southern right of way of Alley No. 1608 thence with said right of way South 57 Degrees 17 Minutes 38 Seconds West for 397.86 to a iron pipe found 0.10' diameter common corner with John Grigsby recorded in Quit Claim Deed Instrument 20010419-0038929 in the Davidson County Register of Deeds;

Thence with said line South 27 Degrees 59 Minutes 52 Seconds West for 65.29 feet to a set 5/8-inch diameter iron rebar with TTL Cap in the of Oliver North recorded in Quit Claim Deed Instrument number 200300624-0086587 in the Davidson County Register of Deeds;

Thence with said line the following two (2) calls and distances:

1. North 71 Degrees 30 Minutes 09 Seconds West for 95.00 feet to cutoff iron post found;
2. South 09 Degrees 08 Minutes 51 Seconds West for 120.02 passing a point corner with William Rucker recorded in Quit Claim Deed Instrument 20120227-00165202 in the Davidson County Register of Deeds to a found ½ inch diameter rebar no cap in the line of Alley Number 1607;

Thence with said line North 75 Degrees 10 minutes 30 seconds West for 202.17 feet to a found 5/8-inch distance iron rebar with RLS 1710 Cap in the Eastern Right of Way of Twenty Fifth Avenue North;

Thence with said line North 06 Degrees 56 minutes 00 seconds East for 301.87 to the point of Beginning

Parcel containing 71,415.03 square feet more of less (1.64 Acres +-).

Land Description prepared by Kenneth D. Church, TN RLS # 1004 with TTL USA, 5010 Linbar Drive, # 153, Nashville, Tennessee 37211, Phone: 615-727-1847

Being the same property conveyed to Nashville Realty Holdings, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20160901-0092294, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX