This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 412405 DEEDQC
06/09/2020 01:25:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200609-0059080

RESPONSIBLE TAXPAYER:

PR III Broadstone Nations LLC
c/o Alliance Residential
2525 E. Camelback Road, Suite 500
Phoenix, Arizona 85016
Attention: Robert G. Weston, Jr.

PROPERTY ADDRESS:

4717 Centennial Boulevard, Nashville, TN 37209

TAX LOT NO:

09100004500 and 09100004700

MAIL TAX NOTICES TO:

Same as Property Owner

PROPERTY OWNER:

PR III Broadstone Nations LLC
c/o Alliance Residential
2525 E. Camelback Road, Suite 500
Phoenix, Arizona 85016
Attention: Robert G. Weston, Jr.

FIRST AMERICAN TITLE

QUITCLAIM DEED

THIS INDENTURE made as of the 1st day of June, 2020, between HUMPHREYS COUNTY PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), and PR III BROADSTONE NATIONS LLC, a Delaware limited liability company ("Grantee").

THAT GRANTOR, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to them in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby release, remise and quitclaim unto Grantee all of the right, title and interest of Grantor, if any, in and to the real property described on Exhibit A attached hereto and incorporated by reference herein (the "Property").

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

[Signature page follows]

GRANTOR:

HUMPHREYS COUNTY PROPERTIES, LLC, a Tennessee limited liability company

By: _____

Name: Darek Bell
Title: Member

STATE OF TENNESSEE

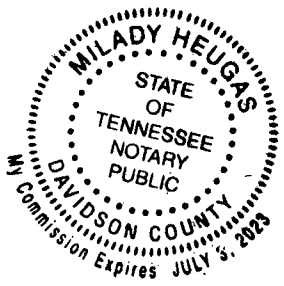
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darek Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of HUMPHREYS COUNTY PROPERTIES, LLC, a Tennessee limited liability company, the within named grantor, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said limited liability company by himself as, Member.

WITNESS my hand, at office, this 28th day of May 2020.

_____
Notary Public

7-3-2023
My Commission Expires



****

STATE OF TENNESSEE, COUNTY OF DAVIDSON: ss

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer is $-0-.

_____,
AFFIANT

_____

SWORN TO AND SUBSCRIBED before me this 28th day of May, 2020

_____
Notary Public

My Commission Expires: 7-3-2023

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

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EXHIBIT A

LEGAL DESCRIPTION

Parcel A:

A tract of land in the 20th District, Davidson County, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of Centennial Boulevard. On the east by Innophos, Inc. as recorded in Instrument Number 200408170099440, Register's Office, Davidson County, Tennessee, (RODC). On the south by OP Village West Property, as recorded in Instrument Number 201412040111254, RODC and by Jackson Masonry, as recorded in Instrument Number 201008200065923, RODC. On the west by the eastern ROW of 49th Avenue North. Tract being described as follows:

Point of Beginning being at the intersection of ROW of said 49th Avenue and Centennial Boulevard; thence with said Southern ROW North 73°30'31" East 727.90' to a corner fence post; thence with the common line of the said Innophos, Inc. tract South 71°30'13" East 131.64'; thence South 65°36'38" East 129.62'; thence South 02°59'45" East 333.96'; thence with the common lines of OP Village West Property and Jackson Masonry North 87°20'48" West 570.80' to an iron rod old; thence with the common line of Jackson Masonry North 01°51'12" West 83.40' to an iron rod old; thence South 87°11'16" West 346.24' to an iron rod old; thence with said eastern ROW North 02°04'32" West 129.45' to the point of beginning.

Tract contains 274,227 square feet or 6.295 acres.

Parcel B:

Non-exclusive appurtenant easement for maintenance, work, repairs and upkeep of the wall as more particularly set forth in Wall Maintenance Agreement, by and between CPM, G.P. and Tennessee Village Apartments, LLC, of record in Instrument No. 201307220075821, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Humphreys County Properties, LLC by Deed from CPM, G.P., of record in Instrument No. 20180322-0027043, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, __Nick Kallof_____, 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.

Signature

State of Arizona

County of Maricopa

Personally appeared before me, Lauren Ogino, a notary public for this county and state, Nick Kallof who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/21/2022
Notary' Seal (if on paper)

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547286
Expires May 21, 2022