Karen Johnson Davidson County
Batch# 430389 DEEDQC
07/06/2020 10:38:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200706-0072240

Prepared By and Return To:
Parker Poe Adams & Bernstein LLP (FMM)
620 South Tryon St., Suite 800
Charlotte, NC 28202

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/ Parcel Number:
SRE Tennessee 8, LLC Attention: Vice President, Corporate Development 4401 Colwick Road Charlotte, NC 28211	Same	09315008000 09315008100 09315008200 09315008300 (Map 93-15, Parcels 80, 81, 82, and 83)

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 which are hereby acknowledged, Darren Metz (as to his undivided 80% interest), Alex Brandon (as to his 10% undivided interest), and Joe White (as to his 10% undivided interest), each a Tennessee resident (collectively, "**Grantor**"), each has bargained and sold, and hereby transfers and conveys, to SRE Tennessee 8, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, the approximately 0.98 acres located at 15, 17, 19, and 21 Lindsley Avenue, Nashville, Tennessee 37210, bearing Davidson County tax parcel numbers 09315008000, 09315008100, 09315008200, and 09315008300, as more particularly described on the attached Exhibit A ("**Property**").

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

Grantor makes no warranty in this Deed, express or implied, as to title to the Property.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has caused this Quitclaim Deed to be executed as of July 1, 2020.

GRANTOR:

Darren Metz

State of TN)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Darren Metz, 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 and official seal this 1JUL20, 2020.

Notary Public
Print Name: TIFFANY B JOHNSON
My Commission Expires: 03-08-2021
[Notary Stamp or Seal]

TIFFANY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Alex Brandon

State of Tennessee)
County of Shelby)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Alex Brandon, 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 and official seal this June 29, 2020.

Notary Public
Print Name: Mark E. Beutelschies
My Commission Expires:
[Notary Stamp or Seal]

MARK E BEUTELSCHIES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES JULY 01, 2023

GRANTOR:

Joe White

State of TN)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Joe White, 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 and official seal this 12th, 2020.

ASHLEY D. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MARCH 07, 2023

Notary Public
Print Name: Ashley Stratton
My Commission Expires: 3/07/23
[Notary Stamp or Seal]

State of North Carolina

County of Mecklenburg

The actual consideration for this transfer or value of property transferred (whichever is greater) is $0.00.

SRE Tennessee 8, LLC,
a Tennessee limited liability company

By: _____
John E. Russ III, Vice President

Sworn to and subscribed before me this June 26, 2020.

Leah Lashley Lanier
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires August 31, 2022

Leah Lashley Lanier
Notary Public
Print Name: Leah Lashley Lanier
My Commission Expires: 8/31/22
[Notary Stamp or Seal]

Exhibit A

Lying and being in Nashville, Davidson County, Tennessee and described as follows:

BEGINNING at an iron pin-rebar found (#4) with Tennessee grid coordinates (NAD83) of N 663,231.62 and E 1,741,894.21 and located on the intersection of the eastern margin of the fifty foot (50') wide public right-of-way of 1st Avenue South and the southern margin of the sixty foot (60') wide public right-of-way of Lindsley Avenue;

thence running from the point of BEGINNING with the southern margin of the right-of-way of Lindsley Avenue N. 62-22-47 E. 258.05 feet to an iron pin-rebar found (#4) with Tennessee grid coordinates (NAD83) of N 663,351.26 and E 1,742,122.85 and in the northwestern corner of the land conveyed to Ogden Land Company, LLC [Davidson County Parcel Identification Number ("PIN") 09315008400] by instrument in Book 20080627, Page 66514, Davidson County Register of Deeds;

thence with the western boundary of the Ogden Land Company, LLC (now or formerly) S. 27-04-18 E. 157.31 feet to an iron pin-rebar found (#4) in the northern margin of the right-of-way of Interstate 40;

thence with the northern margin of the right-of-way of Interstate 40 three (3) courses and distances as follows:

(1) S. 86-38-36 W. 158.18 feet to a concrete monument found;
(2) S. 25-22-41 E. 42.67 feet to an iron pin-rebar found (#8); and
(3) S. 62-27-48 W. 96.26 feet to an iron pin-rebar found (#4) in the eastern margin of the right-of-way of 1st Avenue South; and

thence with the eastern margin of the right-of-way of 1st Avenue South N. 27-53-06 W. 188.04 feet to the point of BEGINNING, containing 42,471 square feet or 0.975 acres, more or less, as shown on ALTA/NSPS Land Title Survey prepared by Nicholas L. Mansfield, (Registration #2991) of Survey Matters Land Surveying Services, with a date of survey of 11/3/2019, date of plat of 11/23/2019, and revision date of 1/22/2020, and designated as Project No. 19-152.

Back Deed Reference: Quitclaim Deed from Novajad L.P., a Tennessee limited partnership, to Grantor recorded November 26, 2019 in Instrument Number 20191126-0122480 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather A. Greathouse (Signer's Name), 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 North Carolina

County of Mecklenburg

Personally appeared before me, Shannon Ashley Farrell (Notary's Name), a notary public for this county and state, Heather A. Greathouse (Signer's Name), 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: February 16, 2021

NOTARY'S SEAL

SHANNON ASHLEY FARRELL
NOTARY PUBLIC
MECKLENBURG COUNTY, NC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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