Johnson Davidson County
Batch# 473753 DEEDQC
09/11/2020 09:42:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200911-0103636

3

QUITCLAIM DEED

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Sterling Nashville West Property, LLC 2942 Elam Road Murfreesboro, Tennessee 37127	102-065.00	Same as New Owner
This instrument prepared by and when recorded return to: Matt W. Sherrod, Esq., Howard & Howard, P.C., 4820 Old Kingston Pike, Knoxville, Tennessee 37919		

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into as of the 10th day of September, 2020, by and between **FRONT STREET PARTNERS, LLC**, a Tennessee limited liability company ("***Grantor***") and **STERLING NASHVILLE WEST PROPERTY, LLC,** a Delaware limited liability company ("***Grantee***").

WITNESSETH

WITNESSETH: That said Grantor, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUITCLAIMED, and does hereby bargain, sell, remise, release and QUITCLAIM unto Grantee all of Grantor's interest in and to the real property (the "***Land***") described on Exhibit A;

TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantors in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land and all easements, restrictions and encumbrances of record (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM THE INFORMATION PROVIDED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

WITNESS the execution of this instrument by Grantor as of the day and year first above written.

FRONT STREET PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: MARTIN ING
Title: Authorized Person

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MARTIN ING, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Person of FRONT STREET PARTNERS, LLC, the within named bargainor, a Tennessee limited partnership, and that he as such Authorized Person, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Authorized Person of the company by himself as such Authorized Person.

This the 10th day of September, 2020.

_____
Notary Public

My commission expires: 10/30/2023

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $0.

_____
Affiant

Subscribed and sworn to before me this 10th day of September, 2020.

_____
Notary Public

My Commission Expires: 10/30/2023

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

BEING land in Nashville, First Civil District, Twenty-third Councilmanic District, Davidson County, Tennessee, located west of Charlotte Pike and south of River Road and being more particularly described as follows:

BEGINNING at an iron pin found in the westerly right-of- way of Charlotte Pike (U.S. Highway 70) (an 80-foot right-of-way) said pin being the northeasterly corner of the herein described land and the southeasterly corner of property conveyed to Willie E. Moss, Jr., and Joyce M. Moss by deed of record in Deed Book 7187, Page 532, Register's Office Davidson County, Tennessee; THENCE, along the west right-of-way of said Charlotte Pike the following calls: S 31° 26' 08" W, 757.51 feet to an iron pin set at the beginning of a curve to the right; With said curve 100.10 feet to an iron pin found, said curve having a central angle of 02° 01' 49", a radius of 2825.00 feet, a tangent of 50.06 feet and a chord of S 32° 25' 22" W. 100.10 feet; THENCE, leaving said right-of-way and along the northeasterly lines of property conveyed to Karen R. Phillips by deed of record in Deed Book 10378, Page 864, R.O.D.C., the following calls: N 52° 16' 29" W, 225.82 feet; N 28° 18' 45" E, 131.80 feet; N 52° 15' 45" W, 443.07 feet; S 82° 04' 52" W, 84.58 feet; N 58° 26' 29" W, 199.91 feet to a point in an old woven wire fence, said point also being in the easterly line of property conveyed to Philip Lee Chilton and Melissa Ann Chilton by deed of record in Deed Book 9985, Page 360, R.O.D.C.; THENCE, along said fence and said easterly line of Chilton the following calls: N 08° 28' 22" E, 94.00 feet; N 05° 32' 41" E, 166.97 feet; N 10° 36' 09" E, 146.12 feet to an iron pin found in old fence line; N 11° 17' 03" E, 184.69 feet to an iron pin found in the southwesterly corner of property conveyed to Hallmark At Bellevue Apartments, L.P., of record in Instrument No. 200512160151330, R.O.D.C.; THENCE, along the southerly line of Hallmark property, S 56° 59' 38" E, 621.16 feet to an iron pin found in the southwesterly corner of property conveyed to Hallmark At Bellevue Apartments, L.P., of record in Instrument No. 200512160151330, R.O.D.C.; THENCE, along the southerly line of Hallmark property, S 76° 41' 34" E. 199.05 feet to an iron pin found in the southwesterly corner of property conveyed to Willie E. Moss, Jr., and Joyce M. Moss by deed of record in Deed Book 7187, Page 532, R.O.D.C., said pin also being in northwesterly corner of Stephens Family Cemetery of record in Deed Book 2271, Page 582, R.O.D.C.; THENCE along the southerly line of said Moss property, S 76° 26' 13" E, 372.08 feet to the Point of Beginning; Containing 629,018 square feet or 14.44 acres, more or less.

Included in the above described property is the Stephens Family Cemetery of record in Deed Book 2271, Page 582, R.O.D.C., and containing 2,087 square feet, more or less.

Being the same property conveyed to **Front Street Partners, LLC, a Tennessee limited liability company**, by Special Warranty Deed from **Westside Ventures, LLC, a Tennessee limited liability company**, dated December 19, 2019, and of record in Instrument Number 20191226-0132754, in the Register's Office for Davidson County, Tennessee.