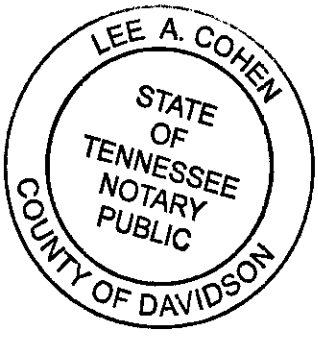
Karen Johnson Davidson County
Batch# 487753 DEEDQC
10/01/2020 02:24:47 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201001-0113659

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 30 day of September, 2020.

Notary Public

My commission expires: 5/2/2022

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Newhall Brittany Partners 2305 Cruzen Street Nashville, TN 37211	New Owner	083-15-0-185.00 083-15-0-190.00 083-15-0-191.00 083-15-0-186.00 083-15-0-189.00 083-15-0-187.00 083-15-0-188.00 083-11-0-187.00

FOR AND IN CONSIDERATION of the sum of $0.00, GRAND CANYON PROPERTIES, LLC., a Tennessee limited liability company, and COORDINATION PLUS, LLC, a Tennessee limited liability company, by these presents do hereby quitclaim and convey unto NEWHALL BRITTANY PARTNERS, a Tennessee general partnership, its successors and assigns, all their right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 600, 601, 602, 603, 605, 607, 609 and 611 Newhall Drive, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed effective as of the 30th day of September, 2020.

GRAND CANYON PROPERTIES, LLC.,
a Tennessee limited liability company

By: Virginia N Pitts
Name: Virginia N. Pitts
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Virginia N. Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the chief manager of Grand Canyon Properties, LLC., the within named bargainor, a Tennessee limited liability company, and that as such chief manager of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Virginia N. Pitts, chief manager of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of September, 2020.

Lee A. Cohen
NOTARY PUBLIC

My Commission Expires: 5/2/2022



COORDINATION PLUS, LLC,
a Tennessee limited liability company

By: Virginia N Pitts
Name: Virginia N. Pitts
Title: Chief Manager

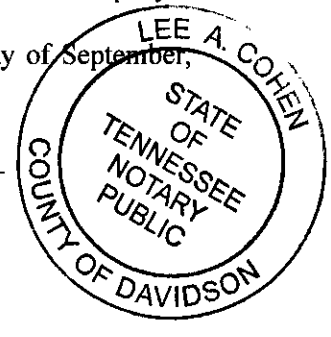
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Virginia N. Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the chief manager of Coordination Plus, LLC, the within named bargainor, a Tennessee limited liability company, and that as such chief manager of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Virginia N. Pitts, chief manager of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of September, 2020.

Lee A. Cohen
NOTARY PUBLIC

My Commission Expires:
5/2/2022



Lee A. Cohen
NOTARY PUBLIC

My Commission Expires: 5/2/202

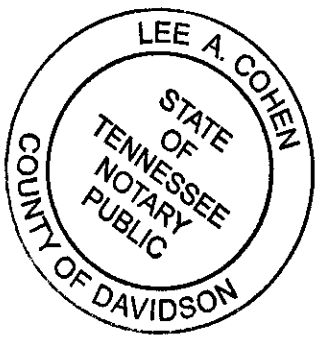


Exhibit A

Legal Description

SITUATE IN THE CITY OF NASHVILLE, THE 6TH/ COUNCIL DISTRICT OF DAVISON COUNTY AND THE STATE OF TENNESSEE AND BEING ALL OF LOTS 297A, 299A, 300A OF THE MAP OF FORTLAND PARK, SECTION 4, AS RECORDED IN PLAT BOOK 6250, PAGE 622, IN THE NAME OF GRAND CANYON PROPERTIES, LLC, AS RECORDED IN DB-20040408-0040032, AND ALL OF LOT 298A OF THE SAID MAP OF FORTLAND PARK, SECTION 4, IN THE NAME OF GRAND CANYON PROPERTIES, LLC, AS RECORDED IN DB-20060613-0070131 AND LOTS 297B, 299B, 300B OF THE SAID MAP OF FORTLAND PARK, SECTION 4, IN THE NAME OF COORDINATION PLUS, LLC, AS RECORDED IN DB-20040408-0040014, AND ALL OF LOT 298B OF THE SAID MAP OF FORTLAND PARK, SECTION 4, IN THE NAME OF COORDINATION PLUS, LLC, AS RECORDED IN DB-20060613-0070129, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT AT THE SOUTHWESTERLY CORNER OF LOT 296-A, OF SAID FORTLAND PARK, SECTION 2, IN THE NAME OF NEWHALL BRITTANY PARTNERS, AS RECORDED IN QC-20200529-0055757, AND THE SOUTHEASTERLY CORNER OF LOT 290 OF THE MAP OF FORTLAND PARK, SECTION 3, AS RECORDED IN PLAT BOOK 2900, PAGE 61 IN THE NAME OF DAVID J & TINA P DIEHL, AS RECORDED IN DB-20120817-0073821, AND THE NORTHWESTERLY CORNER OF LOT 283 OF SAID FORTLAND PARK, SECTION 3, IN THE NAME OF FREDERICK H WOODS, AS RECORDED IN DB-00007472-0000399,

THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 283 AND THE SOUTHERLY LINE OF SAID LOT 296-A, SOUTH 64°09'49" EAST, A DISTANCE OF 52.67 FEET TO A SET IRON PIN AND CAP AT A SOUTHEASTERLY CORNER OF SAID LOT 296-A, AT THE TRUE POINT OF BEGINNING.

THENCE, ALONG THE EASTERLY LINE OF SAID LOT 296-A, NORTH 59°10'54" EAST, A DISTANCE OF 172.59 FEET TO A SET IRON PIN AND CAP ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEWHALL DRIVE,

THENCE ALONG THE SAID RIGHT-OF-WAY LINE OF NEWHALL DRIVE, THE FOLLOWING 3 (THREE) COURSES:

1. 143.91 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A 50.00 FOOT RADIUS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 66°43'41" EAST WITH A DISTANCE OF 99.13 FEET TO A SET IRON PIN AND CAP

2. 58.57 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A 99.69 FOOT RADIUS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 01°02'02" EAST WITH A DISTANCE OF 57.74 FEET TO A SET IRON PIN AND CAP,

3. NORTH 17°49'05" EAST WITH A DISTANCE OF 2.10 FEET TO A SET IRON PIN AND CAP ON THE SOUTHWESTERLY CORNER OF LOT 301 OF THE MAP OF FORTLAND PARK, SECTION 4, AS RECORDED IN PLAT BOOK 6250, PAGE 622 IN THE NAME OF

FRANK GRIFFEN HURD AND STEVEN CHRISTOPHER, AS RECORDED IN DB-20040408-0040032

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 301, SOUTH 72°10'32" EAST A DISTANCE OF 115.00 FEET TO A SET IRON PIN AND CAP ON THE SOUTHWESTERLY CORNER OF LOT 302 OF SAID FORTLAND PARK, SECTION 4, IN THE NAME OF JOHN AND STEPHANIE TROUP, AS RECORDED IN DB-20190702-0064593,

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 302, SOUTH 28°48'31" EAST A DISTANCE OF 123.81 FEET TO A SET IRON PIN AND CAP ON A WESTERLY CORNER OF LOT 303 OF SAID FORTLAND PARK, SECTION 4, IN THE NAME OF MICHELLE L HALE, AS RECORDED IN DB-20070911-0108692,

THENCE ALONG THE WESTERLY LINE OF SAID LOT 303, SOUTH 04°10'20" EAST A DISTANCE OF 93.26 FEET TO A SET IRON PIN AND CAP ON A NORTHERLY LINE OF LOT 277 OF THE AFOREMENTIONED FORTLAND PARK, SECTION 3, IN THE NAME OF JAMES B AND KIMBERLY P SMITH, AS RECORDED IN QC-20170915-0094663,

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 277, AND IN PART ALONG LOT 278, IN THE NAME OF JAMES A WHITEHEAD JR, AS RECORDED IN DB-20010820-0089673, LOT 279, IN THE NAME OF ENOC AND GISLEINE J LUMA, AS RECORDED IN DB-20040301-0022803, LOT 280, IN THE NAME OF CLIFFORD J WARNER, ET UX, AS RECORDED IN DB-00005434-0000060, SOUTH 85°49'40" EAST A DISTANCE OF 274.40 FEET TO A SET IRON PIN AND CAP, ON THE NORTHEASTERLY CORNER OF LOT 281, IN THE NAME OF MARK E TURNER, AS RECORDED IN DB-00008085-0000432,

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 281, AND IN PART ALONG LOT 282, IN THE NAME OF MEGAN A JOHNSON, AS RECORDED IN DB-20160613-0059774, NORTH 64°09'49" WEST A DISTANCE OF 159.13 FEET TO THE TRUE POINT OF BEGINNING,

CONTAINING – 1.3585 ACRES OF LAND AND BEING SUBJECT TO ALL OTHER EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS OR MATTER OF TITLE THAT MAY AFFECT THE SUBJECT PARCEL.

NORTH AND BEARING SYSTEM BASED UPON THE TENNESSEE STATE PLANE COORDINATED SYSTEM, NAD83 AND REFERENCED TO THE T.D.O.T. - G.N.S.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80 RECEIVER DURING A FIELD SURVEY CONDUCTED BY B A LAND PROFESSIONALS, LLC. ON MARCH 31, 2020.

ALL MONUMENTS CALLED TO BE SET ARE 5/8" X 24" REBAR WITH YELLOW PLASTIC IDENTIFICATION CAPS STAMPED "B A LAND PROFESSIONALS". THIS SURVEY AND DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF DONOVAN P. BENSON, TENNESSEE RLS #3046.

BEING THE SAME PROPERTY CONVEYED TO NEWHALL BRITTANY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20201001-0136058 _____, DATED 9/30, 2020, SAID REGISTER'S OFFICE.