Karen Johnson Davidson County
Batch# 506242 DEEDQC
10/30/2020 03:46:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201030-0127285

Address New Owner	Map-Parcel Number(s)	Send Tax Bills To
Southerland Property Owner, LLC c/o Magnolia Investment Partners 10 Burton Hills Boulevard, Suite 220 Nashville, Tennessee 37215	060-14-0-026.01 and 060-14-0-039.00	Same Address as New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM 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 which is hereby acknowledged and agreed, **SOUTHERLAND BP LLC**, a Tennessee limited liability company (the "***Grantor***"), hereby transfers, sells, assigns, and quitclaims to **SOUTHERLAND PROPERTY OWNER, LLC** a Tennessee limited liability company ("***Grantee***"), Grantee's successors and assigns, all of its right, title and interest in and to the land in Davidson County, State of Tennessee, being more particularly described in Exhibit A.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration for this transfer is $0.00.

Fidelity National Title Ins. Company
By: _____
Affiant

Subscribed and sworn to before me this 29 day of October, 2020.

_____
Notary Public
My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 27 day of October, 2020.

GRANTOR

SOUTHERLAND BP LLC, a Tennessee limited liability company

By: KJN Management Company, a Tennessee General Partnership, its manager

By: _____
Name: Samuel M. Fuchs
Title: Authorized Signatory

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this 27 of October, 2020, before me personally appeared Samuel M. Fuchs, being by me duly sworn, did depose and say that he is the Authorized Signatory of KJN Management Company, the Manager of Southerland BP LLC, the limited liability company described in and which executed the above instrument, and that he executed this instrument in his capacity as Authorized Signatory and that he had the authority to do so.

_____
Notary Public in and for said County and State

State of IL
County of Cook

12.19.2020
My Commission Expires

KIEFER KRAUSE
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 19, 2020

Exhibit A
Legal Description

TRACT 1:

Parcel 26.01 on Metro Nashville-Davidson County Property Map No. 60-14

Being a parcel of land situated in the Urban Services District, 2nd Councilmanic District, Nashville, Urban Services District, Davidson County, Tennessee, being generally located on the north and west side of Southerland Drive and east of Brick Church Pike, being the property conveyed to Southerland BP LLC by deed of record in Instrument No. 20150515-0044653, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an old iron rod located on the northerly right-of-way margin of Southerland Drive, said iron rod being at the intersection with the easterly right of way line of Brooklyn Avenue a 30-foot wide unimproved right of way;

THENCE, leaving said northerly right of way line of Southerland Drive with the easterly right of way of Brooklyn Avenue, N 05°31'54" E, 662.87 feet to a new iron rod being the southwest corner of Lot 2, Industrial Park North, of record in Book 6200, page 391, R.O.D.C.;

THENCE, leaving Brooklyn Avenue with Lot 2, S 82°38'19" E, 650.88 feet to an old five-eighths inch iron rod stamped Turner, said iron rod being on the westerly right of way line of Southerland Drive;

THENCE, leaving Lot 2 with the right of way of Southerland Drive the following calls:

S 06°09'08" W, 499.12 feet to an old five-eighths inch iron rod,

With a curve to the right, having a central angle of 89°55'58", a radius of 130.00 feet, a tangent of 129.85 feet, and a chord of S 51°18'44" W, 183.74 feet for an arc length of 204.05 feet to an old iron rod,

S 11°27'46" W, 5.00 feet to a new iron rod,

N 83°04'28" W, 330.36 feet to a new iron rod,

With a curve to the left, having a central angle of 14°13'33", a radius of 741.20 feet, a tangent of 92.49 feet, and a chord of S 89°55'47" W, 183.56 feet for an arc length of 184.03 feet to the POINT OF BEGINNING.

Containing 409,835 Square Feet or 9.41 Acres, more or less, according to the survey by James M. Overfelt, TN RLS #1634, of Barge Design Solutions, Inc., and dated September 18, 2020, last revised October 28, 2020, Job No. 3735700.

TRACT 2:

Parcel 39.00 on Metro Nashville-Davidson County Property Map No. 60-14

Being a parcel of land situated in the Urban Services District, 2nd Councilmanic District, Nashville, Urban Services District, Davidson County, Tennessee, being generally located on the south side of Southerland Drive, east side of Brooklyn Avenue, and west side of Interstate 65, being the property conveyed to Southerland BP LLC by deed of record in Instrument No. 20150515-0044653, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a new iron rod on the easterly right-of-way margin of Brooklyn Avenue, said iron rod being a common corner with Lots 37 and 72 as shown on the Plan of John J. Rucker Subdivision of record in Plat Book 332, page 157, R.O.D.C.;

THENCE, leaving Lot 37 with the easterly right of way line of Brooklyn Avenue, N 05°56'27" E, 317.28 feet to an old one-half inch iron rod stamped Cherry, same being on the southerly right of way line of Southerland Drive;

THENCE, leaving said easterly right of way line of Brooklyn Avenue with the southerly right of way line of Southerland Drive the following calls:

With a curve to the right, having a central angle of 14°49'55", a radius of 691.20 feet, a tangent of 89.97 feet, and a chord of N 89°25'43" E, 178.43 feet for an arc length of 178.93 feet to an old iron rod,

S 83°09'20" E, 331.24 feet to a new iron rod,

S 12°07'07" W, 4.76 feet to a new iron rod,

With a curve to the left, having a central angle of 43°30'21", a radius of 190.00 feet, a tangent of 75.81 feet, and a chord of N 74°10'54" E, 140.83 feet for an arc length of 144.27 feet to an old concrete monument,

S 78°42'43" E, 36.89 feet to a new iron rod,

S 00"07'49" E, 123.96 feet to a new iron rod on the westerly right of way line of Interstate 65;

THENCE, leaving Southerland Drive with said westerly right of way line of Interstate 65 the following calls:

S 06°11'06" W, 177.29 feet to an old concrete monument,

S 10 deg. 46'14" W, 67.92 feet to an old post;

THENCE, N 84°44'22" W, 682.17 feet to the POINT OF BEGINNING.

Containing 229,344 Square Feet or 5.26 acres, more or less, according to the survey by James M. Overfelt, TN RLS #1634, of Barge Design Solutions, Inc., and dated September 18, 2020, last revised October 28, 2020, Job No. 3735700.

Being the same property conveyed to Southerland BP LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument Number 20150515-0044653, in the Register's Office for Davidson County, Tennessee. See also Special Warranty Deed of record in 20150515-0044652, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

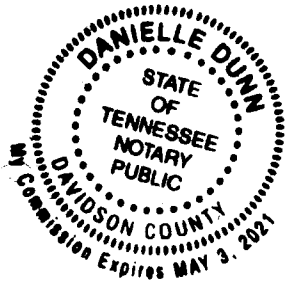
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(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).

SA0241
00569731