Karen Johnson Davidson County
Batch# 520513 DEEDQC
11/23/2020 03:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201123-0137512

THIS INSTRUMENT WAS PREPARED BY:
Adams and Reese LLP (DRH)
424 Church Street, Suite 2700
Nashville, TN 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Greensboro I, L.P. P.O. Box 121617 Nashville, TN 37212	Same	104-08-0-416.00

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 are hereby acknowledged, **ARVOL LLC,** a California limited liability company (hereinafter the "Grantor"), does hereby quitclaim and convey unto **GREENSBORO I, L.P.**, a Tennessee limited partnership (hereinafter the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

This is improved property known as 1908 Blakemore Avenue, Nashville, Davidson County, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 17th day of November, 2020.

ARVOL LLC, a California limited liability company, as Exchange Accommodation Titleholder

By: OLD REPUBLIC EXCHANGE COMPANY, a California corporation

Its: Sole Member

By: _____

Its: Vice President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On 11/17/2020 before me, Marquita Jeffress Notary Public
(insert name and title of the officer)

personally appeared Ashley Stefan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARQUITA JEFFRESS
Notary Public - California
Contra Costa County
Commission # 2239003
My Comm. Expires Apr 21, 2022

Signature Marquita Jeffress (Seal)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

GREENSBORO I, L.P.

By: GL Holdings, LLC,
General Partner

By:_____

Its:_____

AFFIANT

Subscribed and sworn to before me this
13 day of November, 2020.

_____
Notary Public

DELUNA LOYA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires:

JUL 19 2022

EXHIBIT A

A tract of land in the 1st District, Davidson County, Tennessee, being Lot No. 3 on the Plan of Revision One of the Phase I & II Subdivision Plat of the Blakemore Associates Planned Unit Development, of record in Book 8250, page 198, Register's Office for Davidson County, Tennessee. Tract being bounded on the north by Alley Number 647, on the east by Lot 4 Revision One of the Phase I and II Subdivision Plat of the Blakemore Associates P.U.D. as recorded in Plat Book 8250, Page 198, Register's Office Davidson County, Tennessee (RODC), on the south by Metro Government tract as recorded in Book 5250, Page 881, RODC and on the west by Lot 2 Resubdivision of Lots 1 and 2, Revision One of Phase I and II Blakemore Associates P.U.D.E.. Tract being described as follows:

Point of beginning being an iron rod old at the southeastern corner of Lot 2; thence with the common line of lot 2 North 06°31'38" East 189.17'; thence along the southern Right of Way of Alley number 647 South 82°15'15" East 97.33'; thence with the common line of Lot 4 South 06°31'38" West 189.93' to an iron rod old; thence with the common line of the Metro Government tract North 82°13'08" West 97.33' to the Point of Beginning. Contains 18,179 square feet or 0.42 acres, more or less.

Described according to the ALTA/NSPS Land Title Survey, dated November 8, 2019, prepared by Jason J. Stivers, Tennessee RLS No. 2219, Stivers Land Surveying, 1134 Lakewood Drive, Gallatin, Tennessee 37066, Job No. 19-093.

Being the same property conveyed to ARVOL LLC, a California limited liability company, by deeds from Mark Hartley and Larry D. Fitzgerald, as tenants in common, of record as Instrument No. 20200129-0010820 and Instrument No. 20200129-0010821, Register's Office for Davidson County, Tennessee.

Together with a non-exclusive easement for ingress and ingress and for parking as described in the Declaration of Covenants, Conditions and Restrictions of Blakemore Associates, P.U.D., of record in Book 8908, page 632, Register's Office for Davidson County, Tennessee, and as shown on the Plan of record in Plat Book 8250, page 198, said Register's Office.

True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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 Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, 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: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY