Karen Johnson Davidson County
Batch# 580679 DEEDQC
03/01/2021 11:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210301-0025449

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Space Park Realty Partners JV, LLC c/o Brookside Properties, Inc. 2002 Richard Jones Road Suite -200 C Nashville, Tennessee 37215	Tax Map/Parcels: 07200001200 and 07200001800	Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **HDJ SPACE PARK EAST, LLC**, a Tennessee limited liability company (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **SPACE PARK REALTY PARTNERS JV, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, an undivided sixteen and 24/100 percent (16.24%) fee simple interest in and to certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by references (the "Property").

This is improved property located at 3301 and 3201 Ambrose, Nashville, Davidson County, Tennessee.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me this 24 day of February 2021.

Notary Public
My Commission Expires: 05-03-21

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 25 day of February, 2021.

HDJ SPACE PARK EAST, LLC, a Tennessee limited liability company

By: HDJ Capital Partners, Ltd., an Alabama general partnership, Sole Member

By: Joyce Management Co., Inc., an Alabama corporation, General Partner

By: _____

H. Rodes Hart, Jr.,
Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared H. Rodes Hart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he is Vice President of Joyce Management Co., Inc., an Alabama corporation, the General Partner of HDJ Capital Partners, Ltd., an Alabama limited partnership, which is the Sole Member of HDJ Space Park East, LLC, a Tennessee limited liability company the bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company by signing his name as Vice President of Joyce Management Co., Inc., the General Partner of the Sole Member of said limited liability company.

WITNESS my hand, at office, this 22 day of February, 2021.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Delsa J. Carter
NOTARY PUBLIC
My Commission Expires: 05-03-21

Exhibit A
Legal Description

Being a parcel of land situated in the First Civil District, Nashville, Davidson County, Tennessee, located at the terminus of Ambrose Avenue, being Lot No. 1 as shown on the Plan of First Addition, Space Park East, as of record in Book 4470, Page 53, Register's Office for Davidson County, Tennessee, and a part of property shown on the Plan of Space Park as of record in Book 3700, Page 137, said Register's Office, also being the property conveyed to Ervin M. Entrekin, Trustee, by deed of record in Book 5239, Page 64, said Register's Office, and being more particularly described as follows:

Beginning at a point in the northerly margin of Ambrose Avenue, said point being northeasterly 1,998 feet, more or less, from Trinity Lane, said point also being the southeasterly comer of the property conveyed to AAA Industries by deed of record in Book 6539, Page 287, Register's Office for Davidson County, Tennessee and the southwesterly comer of Lot No. 1, First Addition, Space Park East, as of record in Book 4470, Page 53, said Register's Office;

Thence, leaving said northerly margin and with the easterly line of said AAA Industries property, north 04 degrees 47 minutes 00 seconds east, a distance of 257.33' to an iron pin set;

Thence, south 85 degrees 15 minutes 00 seconds east, a distance of 270.00' to an iron pin set;

Thence, south 85 degrees 20 minutes 00 seconds east, a distance of 54.00' to an iron pin set;

Thence, south 03 degrees 17 minutes 00 seconds west, a distance of 180.00' to an iron pin set;

Thence, south 85 degrees 20 minutes 00 seconds east, a distance of 784.50' to an iron pin set;

Thence, north 02 degrees 41 minutes 00 seconds east, a distance of26.10' to an iron pin set;

Thence, south 85 degrees 16 minutes 00 seconds east, a distance of 1015.20' to a point in the westerly margin of the CSX Transportation Railroad;

Thence, with said westerly margin of said railroad the following calls:

With a curve to the right 86.42 feet to a point, said curve having a central angle of 02 degrees 39 minutes 00 seconds, a radius of 1872.08', and a tangent of 43.22';

Thence, south 56 degrees 20 minutes 00 seconds west, a distance of 413.10' to a point;

Thence, with a curve to the left, 3686.23 feet to a point, said curve having a central angle of 07 degrees 16 minutes 00 seconds, a radius of 2902.93', and a tangent of 184.36';

Thence, north 78 degrees 20 minutes 00 seconds west, a distance of 350.1O' to an iron pin set; Thence, south 05 degrees 50 minutes 00 seconds west, to a point at the northeasterly comer of the property conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee, by deed of record in Book 3361, Page 633, said Register's Office;

Thence, with the northerly line of said Metropolitan Government property north 85 degrees 08 minutes 00 seconds west, a distance of 845.45' to an iron pin set;

Thence, north 04 degrees 47 minutes 00 seconds east, a distance of 358.90' to an iron pin set in the southerly margin of Ambrose Avenue;

Thence, with said southerly margin with a curve to the right 76.10 feet to a point, said curve having a central angle of 36 degrees 20 minutes 00 seconds, a radius of 120.00', and a tangent of 39.38';

Thence, with a curve to the left 264.60 feet to a point in the northerly margin of Ambrose Avenue, said curve having a central angle of 252 degrees 40 minutes 21 seconds, radius of 60.00', and a tangent of 81.57';

Thence, with said northerly margin with a curve to the right 76.10 feet to a point, said curve having a central angle of 36 degrees 20 minutes 00 seconds, a radius of 120.00', and a tangent of 39.38';

Thence, continuing with said northerly margin north 63 degrees 35 minutes 00 seconds west, a distance of 218.90' to an iron pin set;

Thence, with a curve to the left having a central angle of 39 degrees 44 minutes 08 seconds, a radius of 125.00', and a tangent of 45.17' a distance of 86.69 feet, to the point of beginning, containing 21.42 acres more or less.

Included in the above but expressly excluded therefrom is the following:

Land in Davidson County, Tennessee, being part of Lot No. 1 as shown on the map entitled Subdivision of Sealy Space Park Subdivision No. 2013S-201-001 of record as Instrument No. 20131220-0128856, said Register's Office and being the same property conveyed to Paulo Products Company by deed of record in Instrument No. 20131227-0130486, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor pursuant to Special Warranty Deed from UTAH STATE RETIREMENT INVESTMENT FUND, recorded as Instrument number 201504160033678 in the Register's Office for Davidson County, Tennessee and by Quitclaim Deed from UTAH STATE RETIREMENT INVESTMENT FUND, recorded as Instrument number 201504160033679 in the Register's Office.

True Copy Certification

I, Matt Foster, 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.

Matt. Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jodean M. King

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

