Karen Johnson Davidson County
Batch# 592200 DEEDQC
03/15/2021 01:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210315-0034038

STATE OF GEORGIA
COUNTY OF COLUMBIA

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

, Authorized Person

Affiant

Subscribed and sworn to before me, this the 10TH day of March, 2021.

Notary Public

My commission expires: MAY 03 2022

NCS 1045863

This instrument prepared by
Lindsey R. Arnold, Esq.
Burr & Forman LLP
222 Second Avenue South
Suite 2000
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
The Duke Nashville Owner, LLC 1450 Greene Street, Suite 2600G Augusta, Georgia 30901	Same	07113000200

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, THE DUKE APARTMENTS OF NASHVILLE, LLC, a Georgia limited liability company, hereinafter called "GRANTOR", has remised, released, conveyed and forever quitclaimed, and by these presents does remise, release, convey and forever quitclaim unto THE DUKE NASHVILLE OWNER, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto

This is improved property located at 281 Cumberland Bend (formerly 100 Cumberland Bend), Nashville, Tennessee 37228.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 12th day of March, 2021.

GRANTOR:

THE DUKE APARTMENTS OF NASHVILLE, LLC,
a Georgia limited liability company

By: Giddings Gateway Apartments, LLC, a Georgia limited liability company, its Sole Member

By: _____
Charles G. Caye, Jr.
Manager

STATE OF GEORGIA)
COUNTY OF COLUMBIA)

I HEREBY CERTIFY THAT on this 10TH day of March, 2021, before the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles G. Caye, Jr. who acknowledged himself to be the Manager of Giddings Gateway Apartments, LLC, a Georgia limited liability company, the Sole Member of THE DUKE APARTMENTS OF NASHVILLE, a Georgia limited liability company, and that he, in the capacity set forth above, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in AUGUSTA, GEORGIA, this the 10TH day of March, 2021.

_____
NOTARY PUBLIC

My Commission Expires: MAY 03, 2022

CHERYL AVERA
Notary Public, Georgia
Columbia County
My Commission Expires
May 03, 2022

202103150034038

Exhibit "A"

Property Description

A tract of land in the Tract 2nd Council District, Davidson County, Tennessee. Tract being Lot 4G of the Resubdivision of part of Block H, Section 1, Metrocenter Tract 4M and 4G, as recorded in Plat book 6200, Page 751, Register's Office, Davidson County, Tennessee (RODC). Tract being bounded on the north by Lot 4M of the said Resubdivision of part of Block H, Section 1, Metrocenter Tract 4M and 4G, on the east by Lot 7 of the Cumberland Bend Business Park Section 7, Metrocenter, as recorded in Plat Book 5210, Page 90, RODC and by Lot 2 of the Cumberland Bend Business Park Section 2, Metrocenter, as recorded in Plat Book 4885, Page 166, RODC and on the south and west by the northern and eastern Right of Way (ROW) of Great Circle Road. Tract being described as follows:

POINT OF BEGINNING being an iron rod new at the southwestern corner of said Lot 4M an being the northwestern corner of the herein described tract; thence with the common line of said Lot 4M N 54° 46' 37" E 117.00 feet to an iron rod new; thence on a curve to the right having a central angle of an angle of 17° 57' 29", a radius of 527.00 feet, a length of 165.18 feet and having a chord bearing and distance of N 63° 45' 21" E 164.50 feet to an iron rod new; thence N 72° 44' 04" E 102.75 feet to a PK nail old; thence with the common lines of said Lot 7 S 20° 00' 56" E 31.23 feet to an iron rod new; thence on a curve to the right having a central angle of an angle of 55° 41' 09", a radius of 200.00 feet, a length of 194.38 feet and having a chord bearing and distance of S 67° 40' 32" E 186.82 feet to a ½" iron rod old; thence with the common line of said Lot 2 S 39° 49' 56" E 203.72 feet to a ½" iron rod old; thence with a curve to the left with an central angle of 43° 02' 48", a radius of 125.00 feet, a length of 93.91 feet and having a chord bearing and distance of S 61° 21' 21" E 91.72 feet to a ½"iron rod old; thence S 27° 15' 56" E 250.76 feet to an ½" iron rod old on said Great Circle Road ROW; thence said ROW S 74° 19' 55" W 107.50 feet to an concrete monument old; thence S 67° 27' 36" W 223.80 feet to an iron rod new; thence on a curve to the right having a central angle of an angle of 77° 19' 07", a radius of 220.00 feet, a length of 296.88 feet and having a chord bearing and distance of N 73° 52' 53" W 274.86 feet to an concrete monument old; thence N 35° 13' 23" W 479.13 feet to the point of beginning.

Being the same property conveyed to The Duke Apartments of Nashville, LLC, a Georgia limited liability company from Horsepower, J.V. a Tennessee joint venture and general partnership by deeds of record in Instrument No. 201509160094172 and Instrument No. 201509160094173, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, HEATHER TOWNSEND, 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.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, DARCY QUIST a notary public for this county and state, HEATHER TOWNSEND 1] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Darcy L. Quist
Notary's Signature

My Commission Expires: 2/16/2022
Notary' Seal (if on paper)

Darcy L Quist
NOTARY PUBLIC
Cherokee County, GEORGIA
My Comm. Expires
02/16/2022