Return to and
This Instrument Prepared By:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 605859 DEEDQC
04/05/2021 08:49:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20210405-0043587

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
721 Madison Square LLC 1000 East Cesar Chavez Street Austin, TX 78702-4208	721 Madison Square LLC 1000 East Cesar Chavez Street Austin, TX 78702-4208	051-04-0-065.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Madison Square Partners, L.P.**, a Tennessee limited partnership ("Grantor") does hereby quitclaim and convey unto **721 Madison Square LLC**, a Texas limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof. This is improved property known 721 Madison Square, Madison, Tennessee 37115.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2021.

MADISON SQUARE PARTNERS, L.P., a
Tennessee limited partnership

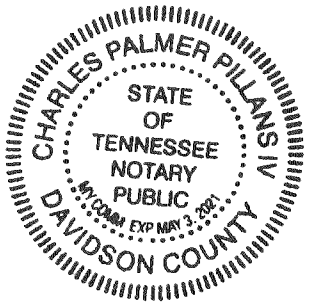
By: M Square, Inc.
Its: General Partner

By: _____
Name: James N. Maddox
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, James N. Maddox, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of M. Square, Inc., the General Partner of MADISON SQUARE PARTNERS, L.P., a limited partnership, the within named bargainer, and that he as such President being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited partnership by himself as such President of the General Partner.

Witness my hand, at office, this 30th day March, 2021.



Notary Public
My Commission Expires: May 3, 2021

STATE OF TEXAS)
COUNTY OF TRAVIS)

The actual consideration for this transfer is $0.00 and no other monetary consideration.

AFFIANT

Subscribed and sworn to before me, this 29 **day of March, 2021.**

MATTHEW COLEMAN TAYLOR
Notary Public, State of Texas
Comm. Expires 04-30-2022
Notary ID 131548477

MATTHEW COLEMAN TAYLOR
NOTARY PUBLIC

My Commission Expires: ~~04/30/2022~~ → 04/30/2022

EXHIBIT A

PROPERTY DESCRIPTION

SITUATE IN THE CITY OF MADISON, THE 8TH COUNCIL DISTRICT OF DAVIDSON COUNTY AND THE STATE OF TENNESSEE AND BEING ALL OF THE LANDS IN THE NAME OF MADISON SQUARE PARTNERS, L.P., AS RECORDED IN DB-00008692-0000387 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT, WITH DISK ON THE SOUTHWESTERLY CORNER OF LOT 1 OF THE DISCOVER MADISON, INC SUBDIVISION, AS RECORDED IN PL-202001223-0153256 IN THE NAME OF SENIOR CITIZENS, INC., AS RECORDED IN QC-00010037-0000951, ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF C.S.X. RAILROAD;

THENCE ALONG SAID LOT 1 FOR THE FOLLOWING 2 (TWO) COURSES:
1. SOUTH 82°21'19" EAST, A DISTANCE OF 477.13 FEET TO A SET 5/8" IRON PIN AND CAP;
2. NORTH 16°48'24" EAST, A DISTANCE OF 234.19 FEET TO A SET 5/8" IRON PIN AND CAP ON THE WESTERLY RIGHT-OF-WAY LINE OF MADISON STATION BLVD;

THENCE ALONG SOUTHERLY RIGHT-OF-WAY LINE OF MADISON STATION BLVD THE FOLLOWING 2 (TWO) COURSES:
1. SOUTH 73°43'42" EAST, A DISTANCE OF 18.05 FEET TO A SET MAG NAIL;
2. NORTH 73°11'59" EAST, A DISTANCE OF 38.38 FEET TO A SET 5/8" IRON PIN AND CAP ON THE WESTERLY RIGHT-OF-WAY LINE OF LANDS IN THE NAME OF METRO GOVERNMENT LIBRARY, MADISON BRANCH, AS RECORDED IN DB-00003856-0000262;

THENCE ALONG SAID METRO GOVERNMENT LIBRARYLANDS FOR THE FOLLOWING 4 (FOUR) COURSES:
1. SOUTH 16°43'41" WEST, A DISTANCE OF 60.44 FEET TO A SET 5/8" IRON PIN AND CAP;
2. 220.39 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 430.00, AND BEING SUBTENDED BY A CHORD HAVING A BEARING SOUTH 41°05'22" EAST, A DISTANCE OF 217.98 FEET TO A SET 5/8" IRON PIN AND CAP;
3. SOUTH 34°13'48" WEST, A DISTANCE OF 46.96 FEET TO A SET 5/8" IRON PIN AND CAP;
4. SOUTH 82°04'55" EAST, A DISTANCE OF 192.16 FEET TO A SET 5/8" IRON PIN AND CAP ON THE WESTERLY RIGHT-OF-WAY LINE OF AN UNIMPROVED, UNNAMED ROAD RIGHT-OF-WAY;

THENCE ALONG SAID UNNAMED ROAD RIGHT-OF-WAY, SOUTH 84°49'13" EAST, A DISTANCE OF 14.10 FEET TO A SET 5/8" IRON PIN AND CAP ON THE NORTHWESTERLY

CORNER OF LANDS IN THE NAME OF BAKER-NASHVILLE, LLC, AS RECORDED IN DB-20001201-0118160;

THENCE ALONG SAID BAKER-NASHVILLE LANDS THE FOLLOWING 2 (TWO) COURSES:
1. SOUTH 18°57'26" EAST, A DISTANCE OF 196.50 FEET TO A SET 5/8" IRON PIN AND CAP;
2. SOUTH 84°50'00" EAST, A DISTANCE OF 198.35 FEET TO A SET 5/8" IRON PIN AND CAP ON THE WESTERLY RIGHT-OF-WAY LINE OF GALLATIN ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF GALLATIN ROAD FOR THE FOLLOWING 4 (FOUR) COURSES:
1. 238.14 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1398.53, AND BEING SUBTENDED BY A CHORD HAVING A BEARING SOUTH 33°12'41" WEST, A DISTANCE OF 237.85 FEET TO A SET 5/8" IRON PIN AND CAP;
2. SOUTH 38°05'22" WEST, A DISTANCE OF 430.78 FEET TO A SET 5/8" IRON PIN AND CAP;
3. 453.45 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2911.00, AND BEING SUBTENDED BY A CHORD HAVING A BEARING SOUTH 33°37'27" WEST, A DISTANCE OF 452.99 FEET TO A SET 5/8" IRON PIN AND CAP;
4. SOUTH 29°09'42" WEST, A DISTANCE OF 298.93 FEET TO A SET 5/8" IRON PIN AND CAP ON THE NORTHEASTERLY CORNER OF PARCEL 9 OF THE SUBDIVISION OF THE JAMES AND MARY CROSSMAN PROPERTY, AS RECORDED IN PL-20010508-0047136, IN THE NAME OF MADISON SUBURBAN UTILITY DISTRICT OF DAVIDSON COUNTY, AS RECORDED IN DB-20170630-0066252;
THENCE ALONG SAID MADISON SUBURBAN UTILITY DISTRICT LANDS FOR THE FOLLOWING 6 (SIX) COURSES:
1. NORTH 65°05'22" WEST, A DISTANCE OF 23.92 FEET TO A SET 5/8" IRON PIN AND CAP;
2. NORTH 29°30'48" EAST, A DISTANCE OF 2.14 FEET TO A SET 5/8" IRON PIN AND CAP;
3. NORTH 60°38'01" WEST, A DISTANCE OF 112.55 FEET TO A SET 5/8" IRON PIN AND CAP;
4. SOUTH 34°20'21" WEST, A DISTANCE OF 11.08 FEET TO A SET 5/8" IRON PIN AND CAP;
5. NORTH 64°08'50" WEST, A DISTANCE OF 332.09 FEET TO A SET 5/8" IRON PIN AND CAP;
6. NORTH 27°33'13" EAST, A DISTANCE OF 19.56 FEET TO A SET 5/8" IRON PIN AND CAP;

THENCE ALONG SAID MADISON SUBURBAN UTILITY DISTRICT LANDS, AND IN PART ALONG LANDS IN THE NAME OF MADISON SUBURBAN UTILITY DISTRICT OF DAVIDSON COUNTY, AS RECORDED IN CR-20181019-0103784 AND DB-00011300-0000015,

THE FOLLOWING 5 (FIVE) COURSES:
1. NORTH 51°44'47" WEST, A DISTANCE OF 36.09 FEET TO A SET 5/8" IRON PIN AND CAP;
2. SOUTH 26°53'13" WEST, A DISTANCE OF 7.90 FEET TO A SET 5/8" IRON PIN AND CAP;
3. NORTH 50°44'40" WEST, A DISTANCE OF 176.50 FEET TO A SET 5/8" IRON PIN AND CAP;
4. NORTH 20°13'38" EAST, A DISTANCE OF 8.60 FEET TO A SET 5/8" IRON PIN AND CAP;
5. NORTH 46°32'10" WEST, A DISTANCE OF 212.85 FEET TO A SET 5/8" IRON PIN AND CAP ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF C.S.X. RAILROAD;

THENCE ALONG SAID RAILROAD RIGHT-OF-WAY FOR THE FOLLOWING 3 (THREE) COURSES:
1. NORTH 21°56'50" EAST, A DISTANCE OF 113.80 FEET TO A SET 5/8" IRON PIN AND CAP;
2. NORTH 68°03'10" WEST, A DISTANCE OF 33.00 FEET TO A SET 5/8" IRON PIN AND CAP;
3. NORTH 21°56'50" EAST, A DISTANCE OF 951.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.7170 ACRES (1,381,592 SqFt) OF LAND AND BEING SUBJECT TO ALL OTHER EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS OR MATTERS 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 FEBRUARY 24, 2021.

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.

THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT TO FIRST AMERICAN TITLE INSURANCE COMPANY IN COMMITMENT NUMBER NCS-1032395-NAS, DATED OCTOBER 15, 2020.

BEING PART OF THE SAME PROPERTY CONVEYED TO MADISON SQUARE PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM MADISON SQUARE DEVELOPMENT CORP., A TENNESSEE CORPORATION, OF RECORD IN BOOK 8692,

PAGE 387, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO MADISON SQUARE PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN INSTRUMENT NO. 200804010032728 AND INSTRUMENT NO. 200804010032729, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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:

