Karen Johnson Davidson County
Batch# 622458 DEEDQC
04/26/2021 12:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210426-0055102

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
West Green Land Partners, LLC 1033 Demonbreun Street, Suite 300 Nashville, TN 37203-4512	049-00-0-129.00 049-00-0-128.00	West Green Land Partners, LLC 1033 Demonbreun Street, Suite 300 Nashville, TN 37203-4512
This instrument prepared by: Bradley Arant Boult Cummings LLP (BLB) 1600 Division Street, Suite 700, Nashville, TN 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 are hereby acknowledged, **WEST GREEN LAND PARTNERS LIMITED PARTNERSHIP**, a Tennessee limited partnership ("Grantor"), by these presents hereby sells, assigns and quitclaims to **WEST GREEN LAND PARTNERS, LLC**, a Delaware limited liability company ("Grantee"), or Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, privileges and easements appurtenant thereto.

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

[signature page to follow]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 2021.

Notary Public
My Commission Expires:

BROOKE BAIRD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 3, 2023

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed the 23 day of April, 2021.

WEST GREEN LAND PARTNERS LIMITED PARTNERSHIP,
a Tennessee limited partnership

Keith A. Taylor, Esq.

Keith A. Taylor, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Keith A. Taylor, 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 Authorized Agent of WEST GREEN LAND PARTNERS LIMITED PARTNERSHIP, a Tennessee limited partnership, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Authorized Agent of WEST GREEN LAND PARTNERS LIMITED PARTNERSHIP, a Tennessee limited partnership.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 23rd day of April, 2021.

Brooke Baird

Notary Public

My Commission Expires:

BROOKE BAIRD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 3, 2023

EXHIBIT A

Description of the Property

LAND DESCRIPTION

TRACT'S 1 & 2 COMBINED - Tax Map No. 49 Parcel Nos. 128 and 129

Being a parcel of land located in the 3rd Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee, generally located in the southwest quadrant of West Green Lane and Whites Creek Pike (U.S. Highway 431, State Route 65), backs up to Whites Creek on the rear and being more particularly described as follows:

BEGINNING at a new iron rod located at the point of intersection of the westerly margin of Whites Creek Pike and the southerly margin of West Green Lane, being the northeast corner of West Green Land Partners of record in Book 7860, Page 93, R.O.D.C.;

THENCE, with Whites Creek Pike the following calls:
S 29° 01' 42" E, 316.20 feet to a new iron rod,
S 86° 27' 18" W, 22.41 feet to an old concrete right of way monument,
With an old wire fence S 30° 15' 09" E, 393.91 feet to a new iron rod at fence corner, northeast corner of the property deeded to Louis J. Baltz of record in Book 5354, Page 21, R.O.D.C.;

THENCE, with Baltz's northerly boundary and generally along a fence line S 58° 29' 42" W, 1,573.06 feet to an old iron pin at corner post, Baltz's corner;

THENCE, with Baltz's westerly boundary and along a fence line S 31° 14' 44" E, 101.76 feet to a new iron rod on the northerly right of way line of Briley Parkway of record in Book 8350, page 305, R.O.D.C.;

THENCE, leaving Baltz's westerly boundary with said northerly right of way line of Briley Parkway along a fence line the following calls:
S 77° 43' 00" W, 226.52 feet to a new iron rod,
S 87° 47' 08" W, 533.26 feet to a new iron rod,
Leaving said fence S 76° 53' 08" W, passing a new iron rod witness corner at 223.93 feet, in all for a total distance of 323.93 feet to the center of Whites Creek;

THENCE, upstream with said center of creek the following calls:
N 16° 32' 21" W. 343.95 feet,
N 27° 32' 21" W, 297.00 feet,
N 16° 17' 21" W, 297.00 feet,
N 16° 12' 39" E, 264.00 feet,
N 31° 12' 39" E, 396.00 feet,
N 10° 20' 33" E, 461.51 feet being a common corner with James Anthony Bennett of record in Instrument No. 200004030-032614, as corrected in Instrument No. 20030124-0010347, R.O.D.C.

THENCE, leaving said creek with Bennett in line with a wall and fence line S 83° 03' 23" E, passing a new iron rod witness corner at 40.00 feet, in all for a total distance of 365.92 feet to a new iron rod near a corner post, the terminus of West Green Lane;

THENCE, with said terminus S 03° 04' 19" E, 14.94 feet to a new iron rod on the southerly right of way margin of West Green Lane;

THENCE, with the southerly margin of West Green Lane and with a fence line the following calls:

S 82° 59' 05" E, 1,103.00 feet to a new iron rod,

With a curve to the right 137.63 feet to a new iron rod, said curve having a central angle of 05° 35' 00", a radius of 1,412.40 feet, a tangent of 68.87 feet, and a chord of S 80° 21'35" E, 137.58 feet,

S 77° 34'00" E, 27.01 feet to a new iron rod,

With a curve to the left 112.54 feet to a new iron rod, said curve having a central angle of 08° 45'31", a radius of 736.20 feet, a tangent of 56.38 feet, and a chord of S 81° 56'45" E, 112.43 feet,

S 86°19' 00" E, 255.35 feet to the **POINT OF BEGINNING**, together with all rights, interests, privileges and easements appurtenant thereto.

Containing 3,407,482 square feet or 78.22 acres, more or less.

Being the same property conveyed to WEST GREEN LAND PARTNERS, A TENNESSEE LIMITED PARTNERSHIP, by deed from LEROY JOHNSON, UNMARRIED, of record in Book 7860, Page 93, dated June 7, 1989, said Register's Office and to WEST GREEN LAND PARTNERS, A TENNESSEE LIMITED PARTNERSHIP, by deed from JOHN OLIVER JONES AND WIFE, FLORENCE E. JONES, of record in Book 7413, Page 245, said Register's Office.

True Copy Certification

I, Melissa Foster, 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.

Melissa Foster

Signature

State of Tennessee

County of Davidson

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

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

