Karen Johnson Davidson County
Batch# 638955 DEEDQC
05/18/2021 02:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210518-0067184

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO:

Nelson Mullins Riley & Scarborough
Laurence M. Papel
150 4th Ave. North, Suite 1100
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Logan Cash
Affiant

Subscribed and sworn to before me this 17th day of May 2021.

Jodean M. King
Notary Public

My commission expires: 6/21/2021

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

QUITCLAIM DEED

Name and Address of New Owner:	**Send Tax Bills To:**	**Parcel No.:**
MetroCenter South Owner LLC Attn: Robert G. Schaedle, III 5000 Meridian Blvd., Ste. 750 Franklin, TN 37067	SAME	07015005200

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Belmont University**, a Tennessee non-profit corporation, successor by merger to The Trustees of Watkins Institute, a Tennessee non-profit corporation ("***Grantor***"), has bargained and sold, and by these presents does transfer, quitclaim and convey unto **MetroCenter South Owner LLC**, a Delaware limited liability company (the "***Grantee***"), together with its successors and assigns, that certain tracts or parcels of improved property located at 2298 Rosa L. Parks Boulevard, Nashville, Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "***Property***").

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successor and assigns forever, subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property.

SIGNATURE PAGE
TO
QUITCLAIM DEED

Witness my hand this 17th day of May 2021.

GRANTOR:

Belmont University, a Tennessee non-profit corporation, successor by merger to The Trustees of Watkins Institute, a Tennessee non-profit corporation

By: _____
Name: Robert C. Fisher
Title: President

By: _____
Name: Steven Lasley
Title: Vice President, Finance & Operations

[***Notary Acknowledgments on following page.***]

State of Tennessee)
County of Davidson)

Before me, a notary public of the state and county aforementioned, personally appeared Robert C. Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Belmont University, a Tennessee non-profit corporation, successor by merger to The Trustees of Watkins Institute, a Tennessee non-profit corporation, the within named bargainor, and that such person, as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the non-profit corporation by such person as President.

Witness my hand and seal, this 14th day of May 2021.

My commission expires:
07. 03. 2023

LYNDA HEFLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

lynda Heflin
Notary Public

State of Tennessee
County of Davidson

Before me, a notary public of the state and county aforementioned, personally appeared **Steven Lasley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice President of Finance and Operations of Belmont University, a Tennessee non-profit corporation, successor by merger to The Trustees of Watkins Institute, a Tennessee non-profit corporation, the within named bargainor, and that such person, as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the non-profit corporation by such person as Vice President of Finance and Operations.

Witness my hand and seal, this 17th day of May 2021.

My commission expires:
Sept. 7. 2021

Amy D. Irw...
Notary Public

AMY D. IRW... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON C... MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2021

[END OF SIGNATURES]

EXHIBIT A

Property Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

A tract of land in the 2nd District, Davidson County, Tennessee. Tract being Lot 28A of the Resubdivision of Lot 28A Third Revision, Resubdivision of the tract 28 Section II MetroCenter, as recorded in Instrument No. 2005081500962452, Register's Office Davidson County, Tennessee (RODC). Tract being bounded on the north by the Watkins Institute tract as recorded in Instrument No. 200508150096242 RODC, on the east by the United Methodist Publishing House tract as recorded in Instrument No. 201407110061241, RODC, on the south by the northern Right of Way (ROW) of MetroCenter Blvd. and on the west by the eastern ROW of Great Circle Rd. Tract being described as follows:

Point of Beginning being the southwestern corner of the said United Methodist Publishing House tract and being on said northern ROW; thence with said ROW North 79°41'55" West a distance of 144.79' to a point; thence with a curve turning to the left with an arc length of 207.76', with a radius of 2912.02', with a chord bearing of North 81°44'33" West, with a chord length of 207.71'; thence North 83°08'01" West a distance of 3.10' to a point; thence with a curve turning to the right with an arc length of 63.22', with a radius of 50.78', with a chord bearing of North 47°28'13" West, with a chord length of 59.21' to an iron rod old; thence with said eastern ROW North 11°09'38" West a distance of 97.97' to a point to an iron rod old; thence with a curve turning to the left with an arc length of 351.74', with a radius of 542.00', with a chord bearing of North 29°45'08" West, with a chord length of 345.60'; thence North 48°20'38" West a distance of 12.50' to a point; thence with the common line of the said Watkins Institute tract North 78°45'56" East 723.40' to a point; thence with the common line of the said United Methodist Publishing House tract South 10°09'46" West a distance of 651.75' to the point of beginning,

Having an area of 282,087 square feet or 6.48 acres, more or less.

Being the same property conveyed to Watkins Institute, a Tennessee non-profit organization, by deed of record in Instrument No. 200201230009370, in the Register's Office for 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:

