Karen Johnson Davidson County
Batch# 642391 DEEDQC
05/21/2021 02:25:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210521-0069617

QUITCLAIM DEED

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Cottonwood-Kirkwood LLC Melrose II TIC, LLC and Melrose II S TIC, LLC c/o CROP Property Management, LLC 6340 South 3000 East, Suite 500 Salt Lake City, Utah 84121	(same)	Map 118-02, Parcel 264

THIS INSTRUMENT PREPARED BY:

Lida Alsobrooks, Esq.
Waller Lansden Dortch & Davis
511 Union St., Suite 2700
Nashville, TN 37219

STATE OF COLORADO)
COUNTY OF Denver)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 19 day of May, 2021.

Notary Public

My Comm. Expires: June 17, 2023

MARLA D MABIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194022884
My Commission Expires June 17, 2023

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, COTTONWOOD-KIRKWOOD LLC, a Delaware limited liability company (who took title as Cottonwood-Kirkwood, LLC, a Delaware limited liability company), hereinafter called "GRANTOR", by these presents, does hereby quitclaim

First American Title Insurance Company,
National Commercial Services
NCS-1048345-CO

and convey unto MELROSE II TIC, LLC, a Delaware limited liability company, as to an undivided 49.3956% interest, MELROSE II S TIC, LLC, a Delaware limited liability company, as to an undivided 25.7200% interest, and COTTONWOOD-KIRKWOOD LLC, a Delaware limited liability company, as to an undivided 24.8844% interest, hereinafter called "GRANTEE", its and their successors and assigns, all of its right, title and interest, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

The Property is improved property known as 2608 8th Avenue S., Nashville, Tennessee 37204.

[remainder of this page intentionally left blank]

[signature on following page]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 20th day of May, 2021

GRANTOR:

COTTONWOOD-KIRKWOOD LLC, a Delaware limited liability company

By: KIRKWOOD AT MELROSE, LLC, a Tennessee limited liability company, its manager

By: _____
Joe L. Parkes, Jr., President

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joe L. Parkes, Jr.,, 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 **KIRKWOOD AT MELROSE, LLC,** a Tennessee limited liability company, the manager of **COTTONWOOD-KIRKWOOD LLC**, a Delaware limited liability company, the within bargainor, and that he, as such President and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President

Witness my hand and seal, at office in Franklin, Tennessee, this the 18th day of May, 2021

Carol L Weddington-Hensley
NOTARY PUBLIC

My Commission Expires: 5/6/2023

CAROL L. WEDDINGTON-HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Property Description

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

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 154 AND 155 ON THE PLAN OF GEO. I. WADDEY'S SUBDIVISION OF WESTWOOD AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 99, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID LOTS NO. 154 AND 155 FRONT TOGETHER 100 FEET ON THE EASTERLY SIDE OF FRANKLIN ROAD, OR 8TH AVENUE SOUTH, AND RUN BACK BETWEEN PARALLEL LINES 265 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO COTTONWOOD-KIRKWOOD, LLC, BY DEED FROM REGIONS BANK, FORMERLY SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE BY DEED OF RECORD IN INSTRUMENT

NO. 20160826-0089785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 152 AND 153, AS SHOWN ON THE MAP ENTITLED GEO. I. WADDEY'S SUBDIVISION OF WESTWOOD, OF RECORD IN PLAT BOOK 332, PAGE 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SAID LOTS 152 AND 153 ADJOIN AND FRONT TOGETHER 100 FEET ON THE EASTERLY SIDE OF 8TH AVENUE SOUTH OR THE FRANKLIN PIKE, AND RUN BACK BETWEEN PARALLEL LINES, 265 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO COTTONWOOD-KIRKWOOD, LLC, BY DEED FROM KIRKWOOD AT MELROSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 20160826- 0089784, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 3:

TOGETHER WITH EASEMENT RIGHTS FOR THE BENEFIT OF TRACT 1 AND TRACT 2 CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN MELROSE APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY

COMPANY, AND COTTONWOOD-KIRKWOOD, LLC, , A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20160826-0089788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 4:

TOGETHER WITH EASEMENT RIGHTS FOR THE BENEFIT OF TRACT 1 AND TRACT 2 CONTAINED IN THAT CERTAIN AMENITIES AGREEMENT FOR THE MELROSE APARTMENTS BY AND BETWEEN MELROSE APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND COTTONWOOD-KIRKWOOD, LLC, , A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20160826-0089789, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACTS 1 AND 2 ARE ALSO DESCRIBED AS:

BEING A TRACT OF LAND LYING IN THE 17TH DISTRICT OF DAVIDSON COUNTY, BERRY HILL, TENNESSEE, AND BEING LOT 1 OF KIRKWOOD APARTMENTS AS RECORDED IN INSTRUMENT NUMBER 201703010020396, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC). SAID TRACT BEING BOUNDED ON THE NORTH BY LOT 1 OF CONSOLIDATION PLAT, MAP 118-2-PARCELS 206-260 AND P/O 268, MELROSE SHOPPING CENTER, AS RECORDED IN INSTRUMENT NUMBER 201411170105837, RODC, SAID LOT 1 BEING THE MELROSE PARTNERS, LLC AS RECORDED IN INSTRUMENT NUMBER 201202020009576, RODC, BOUNDED ON EAST BY THE WESTERN RIGHT OF WAY (ROW) OF AN UNNAMED ALLEY, BOUNDED ON THE SOUTH BY LOTS 156 AND 157 OF GEO. I. WADDEY'S SUBDIVISION OF WESTWOOD AS RECORDED IN PLAT BOOK 332, PAGE 99, RODC, SAID LOTS 156 AND 157 BEING MCDONALD'S CORPORATION AS RECORDED IN BOOK 6352, PAGE 647, RODC, AND BOUNDED ON THE WEST BY THE EASTERN ROW OF 8TH AVENUE SOUTH (STATE ROUTE 6, U.S. HIGHWAY 31). SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A SET IRON ROD WITH CAP LYING ON THE SAID EASTERN ROW OF 8TH AVENUE SOUTH, BEING THE SOUTHWEST CORNER OF SAID LOT 1 OF MELROSE SHOPPING CENTER AND BEING NORTHWEST CORNER OF THE TRACT BEING HEREIN DESCRIBED; THENCE LEAVING SAID ROW OF 8TH AVENUE SOUTH AND ALONG THE COMMON LINE OF SAID LOT 1 NORTH 75°10'47" EAST 265.00 FEET TO A SET IRON ROD WITH CAP; THENCE ALONG THE COMMON LINE OF SAID LOT 1 AND ALONG SAID WESTERN ROW OF AN UNNAMED ALLEY SOUTH 14°57'02" EAST 200.00 FEET TO A SET IRON ROD WITH CAP; THENCE ALONG THE COMMON LINE OF SAID MCDONALD'S CORPORATION SOUTH 75°10'50" WEST 265.00 FEET TO A SET IRON ROD WITH CAP TO A POINT LYING ON SAID EASTERN ROW OF 8TH AVENUE SOUTH; THENCE ALONG SAID ROW OF 8TH AVENUE SOUTH NORTH 14°56'57" WEST 200.00 FEET TO THE POINT OF BEGINNING.

Certificate of Authenticity

I, Gail Anderson, 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.

Signature

State of Colorado

County of Adams

Personally appeared before me, Laura Craft, a notary public for this county and state, Gail Anderson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: July 18, 2023

Notary's Seal (If on paper)

LAURA CRAFT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194027009
MY COMMISSION EXPIRES JULY 18, 2023