Karen Johnson Davidson County
Batch# 648317 DEEDQC
06/02/2021 03:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210602-0074208

QUITCLAIM DEED

FROM: K & N Office Limited Partnership

This instrument was prepared by:
Marcy E. Shelton
Peaseley & Derryberry PLC
504 Autumn Springs Court, Suite 27
Franklin, TN 37067

TO: Nashville House, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Nashville House, LLC Attn: Judith Beasley 3810 Bedford Avenue, Suite 300 Nashville, TN 37215	Same	Map-Par. 082-01-0-002.00 Map-Par. 082-01-0-003.00

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 26 day of May, 2021.

Notary Public

My Commission Expires: June 19, 2022

KAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires June 19, 2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **K&N OFFICE LIMITED PARTNERSHIP**, a Tennessee limited partnership ("**GRANTOR**"), has bargained and sold, and by these presents does transfer and convey unto **NASHVILLE HOUSE, LLC**, a Tennessee limited liability company ("**GRANTEE**") and Grantee's successors and assigns, all of Grantor's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon ("**Property**").

This is improved property located at One Vantage Way, Nashville, TN 37228.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 15th day of June, 2021.

GRANTOR: **K & N OFFICE LIMITED PARTNERSHIP**,
a Tennessee limited partnership

By: Freeman Webb Investments, Inc.,
a Tennessee corporation,
its General Partner

By: _____
William H. Freeman, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William H. Freeman 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 Freeman Webb Investments, Inc., a Tennessee corporation, the General Partner of K & N Office Limited Partnership, a Tennessee limited partership, the within named bargainor, a limited partnership, 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 General Partner of the limited partnership by himself as President of the General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 25th day of May, 2021.

_____
Notary Public

My Commission Expires: 3/6/2024

PAULETTE N. WASSEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Tract 1A

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Great Circle Road and Vantage Way, being Lot No. 1 as shown on the plan of MetroCenter as of record in Book 4675, page 48, and Tract No. 2A as shown on the plan of Resubdivision of Block E, MetroCenter as of record in Book 5060, page 85, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the southwesterly right of way line of Great Circle Road, said point being S 35° 12' 27" East, 50 feet from the point of intersection with the southeasterly right-of-way line of Vantage Way; said point also being the southeasterly terminus of a curve return to said southeasterly right-of-way line:

Thence with the southwesterly right-of-way line, S 35° 12' 27" East, 615.86 feet to a point in the northwesterly right-of-way line of Interstate Highway 265;

with said northwesterly right-of-way line the following calls:

S 62° 54' 00" W, 363.49 feet to a point;

S 58° 38' 00" W, 202.08 feet to a point;

S 52° 41' 00" W, 117.66 feet to a point;

S 56° 39' 00" W, 17.75 feet to a point;

S 55° 54' 25" W, 86.86 feet to a point;

Thence leaving said right-of-way line with the northeasterly line of property conveyed to MetroCenter Holdings, Inc., by deed of record in Book 8321, Page 668, R.O.D.C. the following calls:

N 40° 13' 56" W, 286.88 feet to a point;

N 24° 42' 27" W, 165.00 feet to a point;

N 11° 08' 39" W, 261.98 feet to a point in the southeasterly right-of-way line of Vantage Way;

Thence with said right-of-way line the following calls:

N 67° 15' 47" E, 221.00 feet to a point; with a curve to the left 335.62 feet to a point, said curve having a central angle of 12° 28' 14", a radius of 1,542.00 feet, a tangent of 168.48 feet and a chord of N 61° 01' 40" E 334.96 feet;

N 54° 47' 33" E 73.11 feet to a point;

with a curve to the right 78.54 feet to the point of beginning, said curve having a central angle of 90° 00'00", a radius of 50.00 feet, a tangent of 50.00 feet and a chord of S 80° 12' 27 E, 70.71 feet.

Containing 504,206 square feet or 11.57 acres, more or less.

Being the same property conveyed to K&N OFFICE LIMITED PARTNERSHIP, by deed from THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK, by deed dated July 10, 1995, of record in Book 9728, Page 62, Register's Office for Davidson County, Tennessee.

Tract 1B

Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located on the south margin of Great Circle Road and the north margin of Interstate 65, and being more particularly described as follows:
BEGINNING at point at the intersection of the southerly right-of-way of Great Circle Road and the northerly right-of-way of Interstate 65;

THENCE along said I-65 right-of-way the following calls:
S 67° 28' 32" W, 86.10 feet to an iron pin;
S 68° 14' 00" W, 67.80 feet to an iron pin;
S 62° 54' 00" W, 69.27 feet to an iron pin;

THENCE leaving said right-of-way along the easterly line of property conveyed to K & N Office Limited Partnership of record in Book 9728, Page 62, R.O.D.C., N 35° 12' 27" W, 228.73 feet to an iron pin in the southwesterly right-of-way of Great Circle Road;

THENCE with said right-of-way and a curve concave to the east 377.84 feet to the point of beginning, said curve having central angle of 77° 19' 01", a radius of 280.00 feet, a tangent of 223.99 feet, and chord of S 73° 51' 57" E, 349.82 feet.
Containing 9,920 square feet or 0.23 acres more or less.

Being a part of the same property conveyed to K&N OFFICE LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, by deed from SEV METROCENTER IV, LLC, dated May 4, 2011, of record in Instrument No. 20110614-0045393, Register's Office for Davidson County.

True Copy Certification

I, Brandy Gomaz, 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

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

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

