PREPARED BY:
HUDSON, REED AND CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

Karen Johnson Davidson County
Batch# 664813 DEEDQC
06/25/2021 07:54:30 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20210625-0086169

Name and Address of New Owner:
Rethink Community Nashville JV, LLC
c/o Seavest Healthcare Properties, LLC
707 Westchester Avenue
White Plains, New York 10604

Send Tax Bills To:
New Owner

Tax Map/Parcel No.
071-11-0-007.00
071-11-0-006.00
071-10-0-165.00
071-10-0-158.00
071-10-0-166.00
071-14-0-265.00
071-10-0-159.00
071-10-0-162.00
071-10-0-163.00
071-10-0-164.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, TTF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, do hereby quitclaim and convey unto RETHINK COMMUNITY NASHVILLE JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, its successors and assigns, forever, all of its right, title, claim and interest in and to the following described undeveloped real estate situated in Davidson County, Tennessee, to-wit:

Legal Description Area#1

Being a portion of land situated in the 5th Council District of Davidson County, Tennessee, being the parcels, 6, 7, 162, 163, 164, 165, 166, Tax map 71-11 and parcel 265 on tax map 71-14 and is more particularly described as follows;

Commencing at the approximate intersection of Lucile Street and Dickerson Pike, in a northeasterly direction 826+/- feet to an iron rod set, by Dale and Associates, having a pink cap, at the northwesterly intersection of of Dickerson Pike and (unimproved) Fern Avenue, at approximate Tennessee state plane coordinate location of, N:679,858.58, E:1,741,062.99, at the southeasterly most corner of the subject property along Dickerson Pike and being the point of beginning of herein described land;

with the unimproved Fern Avenue for the next three (3) calls;
thence, North 75°39'19" West, a distance of 291.45 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, North 82°02'20" West, a distance of 382.01 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, South 03°27'40" West, a distance of 20.06 feet to a 5/8" iron rod found, having no cap, at the end of Unimproved Fern Avenue, being the northeast corner of lot 15, on Block "D", East View Subdivision of The Shwab Property, of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN);

thence leaving the unimproved margin, with the northerly line of lot 15, North 82°02'20" West, a distance of 112.78 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence with the westerly lines of lots 15, 14, 13 & 12, South 17°03'20" West, a distance of 226.54 feet to a 1/2" iron rod found, by Rocky Montoya, at the common (rear) westerly corner of lots 12 & 11;

thence with the westerly lines of lots 11 & 10, South 12°53'55" West, a distance of 100.50 feet to a 3/8" iron

rod found, having a no cap at the common (rear) westerly corner of lots 10 & 9;

thence with the westerly lines of lots 9 & 8, South 16°03'05" West, a distance of 100.31 feet to an iron rod set, by Dale and Associates, having a pink cap, at the common (rear) westerly corner of lots 8 & 7;

thence with the westerly lines of lots 7 thru 1, South 15°44'03" West, a distance of 370.21 feet to an iron rod set, by Dale and Associates, having a pink cap, on the northerly margin of Lucile street and the southeast corner of lot 1 on Block "F" Reserved, East View Subdivision of The Shwab Property, of record in Plat Book 547, Page 64, R.O.D.C., TN;

with the margin of Lucile Street for the next three (3) calls;
thence with a curve turning to the left with an arc length of 116.00 feet, with a radius of 475.00 feet, with a chord bearing of North 88°31'30" West, with a chord length of 115.71 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence with a reverse curve turning to the right with an arc length of 101.00 feet, with a radius of 425.00 feet, with a chord bearing of North 88°42'47" West, with a chord length of 100.76 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, North 81°54'17" West, a distance of 132.20 feet to an iron rod set, by Dale and Associates, having a pink cap on the easterly margin of Interstate 65;

with the easterly common margin of Interstate 65 & 24 for the next twelve (12) calls;
thence, North 10°53'08" West, a distance of 101.09 feet to a concrete highway monument found;
thence, North 07°11'17" West, a distance of 324.70 feet to a concrete highway monument found;
thence, North 02°26'14" West, a distance of 159.18 feet to a concrete highway monument found;
thence, North 00°25'35" East, a distance of 200.80 feet to a concrete highway monument found;
thence, North 13°18'00" West, a distance of 83.95 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, South 84°34'12" East, a distance of 39.35 feet to

an iron rod set, by Dale and Associates, having a pink cap;
thence, North 14°17'18" East, a distance of 10.12 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, North 84°33'37" West, a distance of 44.30 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, North 13°18'00" West, a distance of 164.85 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, North 05°15'16" East, a distance of 41.25 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, South 84°00'39" East, a distance of 127.93 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, North 14°02'04" East, a distance of 65.42 feet to a 5/8"iron rod found, having no cap. at the Metro Government, Schwab School, of record in Deed Book 1198, Page 80, R.O.D.C.,TN;

thence with southerly line of the School, South 82°18'32" East, a distance of 1032.03 feet to a 5/8"iron rod found, having no cap, at the northwest corner of Key Motel, LLC, of record in Instrument number 20180201-0010565, R.O.D.C.,TN;

with the westerly and southerly lines of Key Motel, LLC, for the next three (3) calls;
thence, South 08°24'09" West, a distance of 75.00 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, South 81°25'51" East, a distance of 150.00 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, South 66°35'51" East, a distance of 250.29 feet to a mag-nail found, set in a wall, on the westerly margin of Dickerson Pike;

thence with said margin, South 23°47'59" West, a distance of 183.69 feet to the point of beginning of herein described land, having an area of 817275.53 square feet or 18.76 acres more or less;

This description was taken form a Boundary &

Topographic Survey, by Dale and Associates under project number 16158, dated November 22, 2017, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 19, 2021;

Being a portion of the same property conveyed to TTF Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed, dated January 6, 2017, from Mary Owen "Ladye" Daniels, Executrix to the estate of Phillip D. Perkerson, Deceased, as recorded in Instrument Number 20170117-0005037, R.O.D.C., TN; and,

Being a portion of the same property conveyed to TTF Investments, LLC, a Tennessee Limited Liability Company by Special Warranty Deed, dated November 14, 2016, from the Estate of James D. Stevens, by and through Andrew B. Gibson, Jr., and Anna Fredrick Ringemann, solely in their capacity as Co-Executors, as recorded in Instrument Number 20161115-0120589, Register's Office for Davidson County, Tennessee.

Legal Description Area#2

Being a portion of land situated in the 5th Council District of Davidson County, Tennessee, being the parcel, 159, Tax map 71-11 and is more particularly described as follows;

Commencing at the approximate intersection of Lucile Street and Dickerson Pike, in a westerly direction 1055+/- feet to an iron rod set, by Dale and Associates, having a pink cap, at the intersection of the easterly common margin of Interstate 65 & 24 & Lucile Street;

thence, North 07°32'10" West, a distance of 1169.35 feet to an iron rod set, by Dale and Associates, having a pink cap, at approximate Tennessee state plane coordinate location of, N:680,395.12, E:1,739,571.73, at the northwest corner of Joel H. Moseley, Trustee, of record in Deed Book 7886, Page. 998, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), at the southwesterly most corner of the subject property along Interstate 65 & 24 and being the point of

beginning of herein described land;

thence leaving Moseley line with the common margin of interstate 65 & 24, North 12°35'30" West, a distance of 53.37 feet to an iron rod set, by Dale and Associates, having a pink cap;

thence continuing with said margin, South 85°21'27" East, a distance of 40.00 feet to an iron rod set, by Dale and Associates, having a pink cap;

thence continuing with said margin, South 05°11'08" West, a distance of 50.98 feet to an iron rod set, by Dale and Associates, having a pink cap, at the northeast most corner of Moseley property;

thence with Moseley northerly line, North 85°21'27" West, a distance of 23.70 feet to the point of beginning of herein described land, having an area of 1623.72 square feet or 0.04 acres more or less;

This description was taken form a Boundary & Topographic Survey, by Dale and Associates under project number 16158, dated November 22, 2017, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 19, 2021;

Being a portion of the same property conveyed to TTF Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed, dated January 6, 2017, from Mary Owen "Ladye" Daniels, Executrix to the estate of Phillip D. Perkerson, Deceased, as recorded in Instrument Number 20170117-0005037, R.O.D.C., TN.

Legal Description Area#3

Being a portion of land situated in the 5th Council District of Davidson County, Tennessee, being the parcel 158, Tax map 71-11 and is more particularly described as follows;

Commencing at the approximate intersection of Lucile Street and Dickerson Pike, in a westerly direction 1055+/- feet to an iron rod set, by Dale and Associates,

having a pink cap, at the intersection of the easterly common margin of Interstate 65 & 24 & Lucile Street;

thence, North 07°50'17" West, a distance of 1243.39 feet to an iron rod set, by Dale and Associates, having a pink cap, at approximate Tennessee state plane coordinate location of, N:680,467.64, E:1,739,555.53, at the southwesterly most corner of the subject property along Interstate 65 & 24 and being the point of beginning of herein described land;

with the common margin of Interstate 65 & 24 for the next four (4) calls:
thence, North 12°35'30" West, a distance of 196.00 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, North 10°59'47" East, a distance of 16.73 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, South 81°59'37" East, a distance of 90.00 feet to an iron rod set, by Dale and Associates, having a pink cap;
thence, North 08°00'23" East, a distance of 19.93 feet to an iron rod set, by Dale and Associates, having a pink cap, to a point of the southerly line of Jenkins Properties, L.P, Deed Book 9638, Page 492, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN);

thence with said line, South 81°59'41" East, a distance of 216.12 feet to an iron rod set, by Dale and Associates, having a pink cap, to the northwest property corner of the Metro Government, Schwab School, of record in Deed Book 1198, Page 80, R.O.D.C.,TN;

thence leaving Jenkins Properties, L.P line with Schwab School westerly line, South 14°17'18" West, a distance of 208.71 feet to an iron rod set, by Dale and Associates, having a pink cap, to the margin of Interstate 65 & 24;

thence with said margin, North 85°21'27" West, a distance of 215.57 feet to the point of beginning of herein described land, having an area of 55407.64 square feet or 1.27 acres more or less;

This description was taken form a Boundary &

Topographic Survey, by Dale and Associates under project number 16158, dated November 22, 2017, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 19, 2021;

Being a portion of the same property conveyed to TTF Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed, dated January 6, 2017, from Mary Owen "Ladye" Daniels, Executrix to the estate of Phillip D. Perkerson, Deceased, as recorded in Instrument Number 20170117-0005037, Register's Office for Davidson County, Tennessee.

(Execution on following page)

WITNESS MY HAND on this the 17th day of June, 2021.

TTF Investments, LLC, a Tennessee limited liability company

By: _____
Bryan Prince, Manager

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned authority of the State and County aforesaid, personally appeared Bryan Prince with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Manager of TTF Investments, LLC, the within named bargainor, a limited liability company, and that he as such authorized Manager, with the authority to do so, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized Manager.

WITNESS MY HAND and official seal at my office on this the 17th day of June, 2021.

_____
NOTARY PUBLIC

My commission expires: 1/19/2025

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer is $0.

AFFIANT

Sworn to and subscribed before me,
this 18 day of June, 2021.

NOTARY PUBLIC
My commission expires: 08-24 2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202106250086169