This instrument was prepared by:
Paul B. Sander
Spencer Fane, LLP
5700 Granite Parkway, Suite 650
Plano, Texas 75023

Karen Johnson Davidson County
Batch# 684693 DEEDQC
07/27/2021 02:23:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210727-0100970

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Parcel Number(s):**
OIPDG – Nashville, LLC c/o Price Development Group, LLC 4228 N. Central Expressway, Suite 300 Dallas, Texas 75206	OIPDG – Nashville, LLC c/o Price Development Group, LLC 4228 N. Central Expressway, Suite 300 Dallas Texas 75206	092-0-0-169.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, PDG Charlotte, LLC, a Tennessee limited liability company ("**Grantor**") does hereby quitclaim and transfer unto OIPDG – Nashville, LLC, a Delaware limited liability company ("**Grantee**"), and Grantee's successors and assigns, all of Grantor's right, title and interest in those certain parcels of land (the "**Property**") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto.

This is unimproved property located at 3800 Charlotte Avenue, Nashville, Tennessee 37215.

The Property is subject to all limitations, restrictions, and encumbrances as may affect such Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

When Recorded Return To: THy Hcn
First American Title Insurance Company
National Commercial Services
1201 Walnut, Suite 700
Kansas City, MO 64106
File No: NCS 1062613

IN WITNESS WHEREOF, the Grantor has executed this deed this 14 day of July, ~~2019~~ 2021.

GRANTOR:

PDG CHARLOTTE, LLC

By: _____
Monte Wendler, Manager

STATE OF Texas §

§

COUNTY OF Dallas §

Before me, Desira Winslow, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Monte Wendler, 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 Manager of PDG Charlotte, LLC a Tennessee limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of PDG Charlotte, LLC by himself as Manager.

WITNESS my hand, at office, this 14 day of July, 2021.

_____
Notary Public
My Commission Expires: 4/30/24

DESIRA L. WINSLOW
Notary Public, State of Texas
Comm. Expires 04-30-2024
Notary ID 128679090

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF Jackson

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

Jessica Reusch
Affiant

Sworn to and subscribed before me, this 20 day of July, 2021.

Theresa Hylton
Notary Public

My Commission Expires: 6-28-24

THERESA HYLTON
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: June 28, 2024
Commission Number: 12413013

DA 3020133.1

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being identified as Parcel 09209016300 on the City of Nashville Parcel Map; said property is further identified as property belonging to Metro Government PW Service Center West as of record in DB-00002106-000211, in the Register's Office for Davidson County, Tennessee (R.O.C.D.); SAID herein-described property is further described as follows:

BEGINNING at a Mag Nail (found) at the southeast corner of Skyline Manufacturing Corp. of record in DB-00002198-0000011, R.O.D.C., and being the southwest corner of Metro Department of Public Works Service Center and the POINT OF BEGINNING for this property description;

THENCE, with the Skyline's west line for the following calls:
North 5°49'04" East, for 177.05' to a mag nail found;
North 87°42'06" East for 20.19' to an iron rod found;
North 5°45'11" East, 258.91' to an iron rod found at Skyline's northeast corner, being a corner of the West side of herein-described parcel;

THENCE, with Skyline's north line, South 87°59'49" West, for 175.11' to an iron rod found at Skyline's northwest corner, being a corner of the west side of said herein-described parcel;

THENCE, with L&L Market Place northwest corner for the following calls:
North 5°35'15" East, for 160.42' to an iron pin set;
South 88°17'07" West, for 114.27' to a fence post and the dedicated ROW for Interstate 40';

THENCE, with the South right of way of Interstate 40 for the following calls:
North 64°59'28" East, for 41.49' to an iron pin set,
North 74°13'56" East, for 67.36' to an iron pin set;
North 80°04'58" East, for 97.16' to an iron pin set,
North 71°54'35" East, for 296.00' to a concrete monument found,
South 71°48'04" East, for 65.00' to an iron pin set,
North 74°36'32" East, for 31.13' to an iron pin set, being the northeast corner of said herein-described parcel;

THENCE, with the West right of way to 38th Avenue for the following calls:
South 06°34'49" West for 104.81' to an iron pin set;
South 08°38'52" West, for 596.07' to an iron pin set, at the southeast corner of the said herein-described parcel;

THENCE, with the North right of way of Charlotte Pike for the following calls:
South 84°34'00" West for 240.65' to an iron pin set;
South 87°29'20" West, for 20.62' to the POINT OF BEGINNING AND CONTAINING 5.033 Acres, more or less, according to a survey by Wilson and Associates, PC.

As shown on ALTA/NSPS survey of 3800 Charlotte Ave., Nashville, TN 37209-3737, by Joey C. Wilson, II, PE, RLS #2089, Wilson and Associates, dated May 14, 2021.

BEING THE SAME PROPERTY CONVEYED TO PDG CHARLOTTE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN INSTRUMENT NO. 20190701-0063827 IN THE REGISTER'S OFFICE OF DAVIDSON, COUNTY, TENNESSEE, AS CORRECTED BY DEED OF CORRECTION OF RECORD IN INSTRUMENT NO. 2019826-0085825 IN SAID REGISTER'S OFFICE.

True Copy Certification

I, Theresa Hylton, 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.

Theresa Hylton

State of Missouri
County of Jackson

Personally appeared before me, Jessica Reusch, a notary public for this county and state, Theresa Hylton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica Reusch

Notary's Signature
My Commission Expires: 3/19/25
Notary Seal (if on paper)

JESSICA REUSCH
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 19, 2025
Commission Number: 13439412