Karen Johnson Davidson County
Batch# 685012 DEEDQC
07/28/2021 09:54:30 AM 6 pgs
Fees: $33.00 Taxes: $4,440.00
20210728-0101326

This instrument prepared by:

Dorsey & Whitney LLP
50 S 6th St, Suite 1500
Minneapolis, MN 55402

When Recorded Return To: GF UL
First American Title Insurance Company
National Commercial Services
121 South 8th Street, Suite 1250
Minneapolis, MN 55402
File No: NCS-1043272

~~**Return Recorded Document to:**~~
The Kroger Co.
1014 Vine Street
Cincinnati, OH 45202
Attn: Law Department (Paul Parmele)

Name and Address of Property Owner:
Kroger Limited Partnership I
1014 Vine Street
Cincinnati, OH 45202

Send Tax Bills To:
SAME

Parcel Number: 09114012700

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that U.S. BANK NATIONAL ASSOCIATION, a national banking association (hereinafter referred to as "Grantor"), for consideration received does hereby bargain, sell, release, remise, quit claim and convey unto KROGER LIMITED PARTNERSHIP I, an Ohio limited partnership (hereinafter referred to as "Grantee"), all its right, title and interest in and to the following described real estate, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property Tax I.D. No.: 09114012700

all situated, lying and being in the County of Davidson, State of Tennessee, and it does hereby quitclaim the title herein conveyed unto said Grantee.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN TESTIMONY WHEREOF, Grantor has hereunto executed this Quit Claim Deed this 14th day of July, 2021.

U.S. BANK NATIONAL ASSOCIATION,
a national banking association

By: _____
Print Name: Malik Cavallo
Its: Vice President

Corporate Notary Acknowledgement:

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Malik Cavallo with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Vice President of U.S. Bank National Association, a national banking association, and that as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said national banking association.

Witness my hand and official seal at office at Minneapolis, Minnesota on this the 9th day of July, 2021.

_____
Notary Public

Commission Expires: Jan 31, 2024

ELIZABETH MARIA SONEXAYTHIKETH
Notary Public
Minnesota
My Commission Expires
Jan 31, 2024

Oath of Consideration:

The actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,200,000.00.

Jennifer M. Lumbert (Affiant)
First American Title Insurance Company

STATE OF MINNESOTA }
COUNTY OF HENNEPIN }

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JULY, 2021.

Notary Public

Commission Expires: 1/31/2026

KILEY M. CERMAK
NOTARY PUBLIC
MINNESOTA
My Commission Expires 1/31/2026

4811-7448-1904\1

Exhibit A

BEING LAND IN THE FIRST CIVIL DISTRICT, TWENTY SECOND COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING A PORTION OF LOT ONE ON THE PLAN OF JOHN M. BRANHAM FARM AS OF RECORD IN PLAT BOOK 547, PAGE 14, R.O.D.C. BEING GENERALLY LOCATED SOUTH OF CHARLOTTE PIKE AND WEST OF OCEOLA AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON PIN SET OF THE SOUTHERLY RIGHT-OF-WAY OF CHARLOTTE PIKE AT THE NORTHWEST CORNER OF MILDRED JUANITA BROWN AS OF RECORD IN BOOK 5177, PAGE 859, R.O.D.C.;

THENCE, WITH THE WESTERLY LINE OF MILDRED JUANITA BROWN, S 06° 19' 59" E, 179.40 FEET TO AN IRON PIN (SET) ON THE NORTHERLY LINE OF THE KROGER COMPANY, AS OF RECORD IN BOOK 9980, PAGE 894, R.O.D.C.;

THENCE, WITH THE NORTHERLY LINE OF THE KROGER COMPANY S 68° 19' 21" W, 104.00 FEET TO AN IRON PIN (SET) IN THE EASTERLY LINE OF WEST NASHVILLE CHURCH OF CHRIST, AS OF RECORD IN BOOK 2544, PAGE 28, R,O.D,C.;

THENCE, WITH THE EASTERLY LINE OF WEST NASHVILLE CHURCH OF CHRIST, N 06° 46' 01" W, 185.19 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY OF CHARLOTTE PIKE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,898.00 FEET, A CENTRAL ANGLE OF 02° 03' 23, A TANGENT OF 52.01 FEET AND A CHORD BEARING AND DISTANCE OF N 71° 36' 09" E, 104.00 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, BY DEED FROM ATLANTIC FINANCIAL GROUP, LTD., A TEXAS LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 200306270089433, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

As also surveyed as:

BEING LAND IN THE FIRST CIVIL DISTRICT, TWENTY SECOND COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING A PORTION OF LOT ONE ON THE PLAN OF JOHN M. BRANHAM FARM AS OF RECORD IN PLAT BOOK 547, PAGE 14, R.O.D.C. BEING GENERALLY LOCATED SOUTH OF CHARLOTTE PIKE AND WEST OF OCEOLA AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING PK NAIL ON THE SOUTHERLY RIGHT-OF-WAY OF CHARLOTTE PIKE AT THE NORTHWEST CORNER OF JANICE B. THACKER & J.B. FRIEDLI, AS OF RECORD IN DEED INSTRUMENT NO.20010103-0001127 R.O.D.C.;

THENCE WITH THE WESTERLY LINE OF JANICE B. THACKER & J.B. FRIELDI S 02 DEG 25 MIN 56 SEC E, 179.40 FEET TO A PK NAIL (SET) ON THE NORTHERLY LINE OF KROGER LIMITED PARTNERSHIP I, AS OF RECORD IN BOOK 10694, PAGE 887 R.O.D.C.;

THENCE WITH THE NORTHERLY LINE OF KROGER LIMITED PARTNERSHIP I, S 72 DEG 13 MIN 24 SEC W, 104.00 FEET TO AN EXISTING IRON PIN IN THE EASTERLY LINE OF CHARLOTTE HEIGHTS CHURCH CHRIST, INC., AS OF RECORD IN DEED INSTRUMENT NO. 20090831-0081466, R.O.D.C;

THENCE, WITH THE EASTERLY LINE OF CHARLOTTE HEIGHTS CHURCH CHRIST, INC., N 02 DEG 54 MIN

23 SEC W, 185.83 FEET TO AN EXISTING PK NAIL ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,898.00 FEET, A CENTRAL ANGLE OF 02 DEG 03 MIN 23 SEC, A TANGENT OF 52.01 FEET AND A CHORD BEARING AND DISTANCE OF N 75 DEG 51 MIN 57 SEC E, 104.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,442 SQUARE FEET OR 0.42 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, BY DEED FROM ATLANTIC FINANCIAL GROUP, LTD., A TEXAS LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT

Tennessee Certification of Electronic Document

I, Chanthou Faust, do hereby make oath that I am a ~~licensed attorney and/or~~ the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 14, 2021 (date ~~of~~ document).

Affiant Signature

July 16, 2021
Date

State of Minnesota

County of Hennepin

Sworn to and subscribed before me this 16th day of July, 2021

KILEY M. CERMAK
NOTARY PUBLIC
MINNESOTA
My Commission Expires 1/31/2026

Notary's Signature

MY COMMISSION EXPIRES: 1/31/2026

NOTARY'S SEAL