Karen Johnson Davidson County
Batch# 703057 DEEDQC
08/23/2021 03:06:21 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210823-0113819

QUITCLAIM DEED

PEYTON NEISZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2021.

Notary Public

My commission expires: May 5, 2025

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob Giesecke

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
AT2 Haywood, LLC 2311 Kline Ave. Nashville, TN 37211	New Owner	147-12-0-028.028.00

This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.

FOR AND IN CONSIDERATION of the sum of $0.00, ADVENT INVESTCO II, LLC, a Delaware limited liability company, by these presents does hereby quitclaim and convey unto AT2 HAYWOOD, LLC, a Delaware limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 356 Haywood Lane, Nashville, TN 37211.

. IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 23rd day of August, 2021.

ADVENT INVESTCO II, LLC
a Delaware limited liability company

By: Advent Capital Partners, LLC, its Manager

By: _____
Name: Frank E. Neal IV
Title: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank E. Neal IV, 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 Advent Capital Partners, LLC, a Tennessee limited liability company, which is the manager of Advent Investco II, LLC, the within named bargainor, a Delaware limited liability company, and that as such manager of Advent Capital Partners, LLC, the manager of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as manager of Advent Capital Partners, LLC, the manager of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of August, 2021.

_____
NOTARY PUBLIC

My Commission Expires: May 05, 2025

PEYTON NEISZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County. Tennessee, described according to a survey made by Anderson-Delk & Associates, Inc., dated February 21, 1990, as follows:

Beginning in the center of Haywood Lane al the southwest corner of the property conveyed J. B. Shumate, Et Ux, of record in Book 1943, page 83, Register's Office Davidson County, Tennessee thence with Shumate's westerly line North 0 degrees 54 minutes 10 seconds West 1107.91 feet to an iron pin; thence North 85 degrees 53 minutes 0 seconds West 300.02 feet; thence South 0 degrees 54 minutes 10 seconds East 1108.16 feet to the center of Haywood Lane; thence South 85 degrees 55 minutes 52 seconds East 300 feet to the point of beginning, containing 7.60 acres, more or less.

BEING FURTHER DESCRIBED AS:

Situate in the city of Nashville, the 5th Council District of Davidson County and the State of Tennessee and being all of the lands, in the name of David Jones, as recorded in DB-20021206-0150754 and being more particularly described as follows:

Beginning at a set 5/8" iron pin and cap on the southeast corner of Lot 41 of Cathey Heights, Section 2, as recorded in PB 2854, PG 156, in the name of Jonathan D Anthony, as recorded in DB-20151013-0104204, and also being on the west line of Lot 9 of the Classic Meadows, amended, as recorded in AM-20050303-0023638, in the name of Juan F Torres and Maria V Ovalle, as recorded in DB-20050201-0011924;

Thence along the Westerly line of said Classic Meadows (Lots 1-9), amended, South 03°44'29" West, a distance of 1104.23 feet to a set mag nail on the centerline of Haywood Lane, passing the 40' Wales point right-of-way at 37.77 feet and a found 1/2" capped iron rod on the Northerly right-of-way line of Haywood Lane (also being the Southwesterly corner of Lot 1 of aforementioned Classic Meadows, amended) at 1,076.86 feet.

Thence along the centerline of said Haywood Ave, North 82°01'39" West, a distance of 299.70 feet to a set mag nail;

Thence, leaving said centerline, in part along the Easterly line of Lot 2 of the Jones & Neal Subdivision, as recorded in PB 5800, PG 205, in the name of the Nancy Neal Jones Revocable Living Trust, as recorded in QC-20161110-0119303, North 03°44'29" East, a distance of 1,108.16 feet to a set 5/8" iron pin and cap on the Southerly line of the aforementioned Lot 41 of Cathey Heights, Section 2, passing a set 5/8" iron pin and cap on the Northerly right-of-way line of Haywood Lane, also being the Southeasterly corner of Lot 2 of the said Jones & Neal subdivision at 25.48 feet,

Thence along the Southerly line of said Lot 41, South 81°16'45" East, a distance of 300.02 feet to the point of beginning.

All monuments called to be set are 5/8" x 24" rebar with yellow plastic identification caps stamped "BA Land Professionals". Said description was prepared by or under the direct supervision of Donovan P. Benson, Tennessee RLS #3046.

Being the same property conveyed to Advent Investco II, LLC, a Delaware limited liability company, by special warranty deed from The Estate of David Lee Jones, of record in Instrument No. 20210525-0070620, dated May 24, 2021, Register's Office for Davidson County, Tennessee, and by quitclaim deed from The Estate of David Lee Jones, of record in Instrument No. 20210525-0070621, dated May 24, 2021, said Register's Office.