Karen Johnson Davidson County
Batch# 709698 DEEDQC
09/03/2021 09:50:30 AM 6 pgs
Fees: $37.00 Taxes: $0.00
20210903-0118721

This instrument prepared by:
Brooks, Pierce, McLendon, Humphrey & Leonard, LLP
2000 Renaissance Plaza
230 North Elm Street
Greensboro, NC 27401
Attn: Steven M. LaSota

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Concord WP COL Hermitage LLC (NAME) c/o Concord Hospitality Enterprises Company 11410 Common Oaks Drive Raleigh, North Carolina 27615	Same as Owner	08600016800

FOR AND IN CONSIDERATION of the sum of Ten dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **ELIZABETH G. ALLEN** ("**Grantor**") has this day bargained and sold, and does hereby transfer and convey unto **CONCORD WP COL HERMITAGE LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in that certain real estate in Davidson County, Tennessee, as follows:

See **EXHIBIT A** attached hereto and by this reference made a part hereof (the "**Property**").

This is unimproved property ☒ or improved property ☐ known as 1415 Princeton Place, Hermitage, Tennessee.

TO HAVE AND TO HOLD the Property, together with all easements, privileges, hereditaments, appurtenances, estate, right, title and interest thereto belonging to Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 30 day of August, 2021.

GRANTOR:

Elizabeth G. Allen

ELIZABETH G. ALLEN

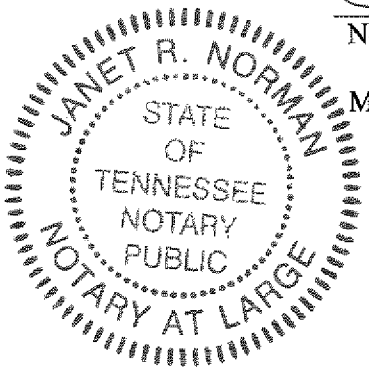
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally before me, Janet R. Norman, a Notary Public in and for the state and county aforesaid, appeared **ELIZABETH G. ALLEN**, with whom I am acquainted, and who acknowledged that she executed the within instrument for the purposes contained therein.

Janet R. Norman

Notary Public



My Commission Expires: Oct 16th 2022

STATE OF North Carolina)
COUNTY OF Guilford)

I, Tori M. LaSeth, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Affiant-Grantee

Subscribed and sworn to before me this 27th day of August, 2021.

Notary Public

KIMBERLY S. CHRISTIAN
NOTARY PUBLIC
ROCKINGHAM COUNTY, NC
My Commission Expires 11-22-2023

My Commission Expires: 11-22-2023

EXHIBIT A

Being a 5.468 more or less acre tract of land lying in the 13th Council District of Davidson County, Tennessee, and being the same property conveyed to Elizabeth Allen as evidenced by deed of record at Instrument number 20100930-0077724, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated January 17, 2020, as follows:

Beginning at a 1/2" capped rebar set on the southerly right-of-way of Princeton Place (50' Right-of-Way), said point being the most northwesterly corner of Lot 1 on the plan of Baltz Properties, Inc., of record in Plat Book 4885, page 100, Register's Office Davidson County, Tennessee, said point also being the most northeasterly corner of the herein-described tract;
Thence leaving said margin of Princeton Place and with the westerly line of said Lot 1, Baltz Properties, South 08 Degrees 16 Minutes 58 Seconds East a distance of 102.48 feet to a 1/2" capped rebar;
Thence with the southerly line of the said Lot 1, North 89 Degrees 16 Minutes 35 Seconds East a distance of 24.85 feet to a 1/2" rebar found; Thence with the westerly line of the Hardee's Restaurants, LLC Property of record at Instrument Number 20130423-0040347, Register's Office Davidson County, Tennessee, South 06 Degrees 32 Minutes 42 Seconds East a distance of 196.53 feet to a 1/2" capped rebar; Thence with the northerly line of the Racetrac Petroleum, Inc. Property of record in Deed Book 5597, page 60, Register's Office Davidson County, Tennessee, South 89 Degrees 16 Minutes 50 Seconds West a distance of 13.38 feet to a 1/2" capped rebar;
Thence with the westerly line of said Racetrac Property, South 00 Degrees 40 Minutes 17 Seconds East a distance of 306.84 feet to a 1/2" capped rebar set in the northerly Right-of-Way of Interstate Highway 40;
Thence leaving Racetrac's westerly line and with the northerly Right-of-Way of Interstate 40, the following five calls: South 62 Degrees 09 Minutes 51 Seconds West a distance of 13.35 feet to a point; Thence South 58 Degrees 09 Minutes 13 Seconds West a distance of 160.24 feet to a concrete highway monument;
Thence South 69 Degrees 37 Minutes 06 Seconds West a distance of 100.45 feet to a point;
Thence South 26 Degrees 36 Minutes 53 Seconds West a distance of 62.49 feet to a point;
Thence South 56 Degrees 39 Minutes 27 Seconds West a distance of 78.35 feet to a 1/2" capped rebar set at the most southeasterly corner of Lot 5 on the plan of The Gateway at Hermitage, A resubdivision of parcel 155, of record at Instrument No. 20170209-0013566, Register's Office Davidson County, Tennessee, said point also being the most southwesterly corner of the herein-described tract;
Thence leaving the Right-of-Way of Interstate 40 and with the easterly line of said Lot 5, North 06 Degrees 18 Minutes 16 Seconds West a distance of 676.44 feet to a 1/2" rebar found at the southwesterly corner of Lot 1 on the plan of Section Two, Central Pike Subdivision, of record in Plat Book 6900 page 730, Register's Office Davidson County, Tennessee;
Thence with the southerly line of said Lot 1, North 81 Degrees 39 Minutes 23 Seconds East a distance of 192.95 feet to a 1/2" rebar found; Thence continuing, and with a curve to the right having a radius of 155.00 feet through a central angle of 48 Degrees 31 Minutes 23 Seconds, an arc length of 131.27 feet, a chord bearing and distance of North 15 Degrees 56 Minutes 16 Seconds East, 127.38 feet to a PK nail (old); Thence crossing Princeton Place at its westerly terminus, South 49 Degrees 48 Minutes 02 Seconds East a distance of 50.00 feet to a point in a chain link fence corner post; Thence with the southerly margin of Princeton Place, and with a curve to the right having a radius of 105.00 feet through a central angle of 48 Degrees 31 Minutes 23 Seconds, an arc length of 88.92 feet, a chord bearing and distance of North 64 Degrees 27 Minutes 39 Seconds East, 86.29 feet to a point; Thence continuing North 89 Degrees 00 Minutes 12 Seconds East a distance of 15.65 feet to the Point of Beginning, containing 238,187 Square Feet or 5.468 Acre, more or less.

Being the same property as conveyed to Concord WP Col Hermitage LLC by Elizabeth G. Allen by Special Warranty Deed by Deed of Record at Document No. _202109030118720_.

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Owner's Name: **Concord WP COL Hermitage LLC**

and Address: **1415 Princeton Place**
Hermitage, TN 37076

Mail tax bills to, (Person or Agency responsible for payment of taxes)
United Bank
900 East Paris SE
Grand Rapids, MI 49546

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**0.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of August, 2021.**

Notary Public

My Commission Expires: 2-17-2022

TERESA S. PHILLIPS
Notary Public, North Carolina
Union County
My Commission Expires
February 17, 2022

Certificate of Authenticity

I, Alicia Otten, 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 August 30, 2021.

Date

Alicia Otten

Affiant Signature

August 30 2021

Date

State of North Carolina

County of Mecklenburg

Sworn to and subscribed before me this 30 day of August, 2021.

Teresa S Phillips

Notary's Signature

My Commission Expires: 2-17-2022

Date

Notary's Seal (if on paper)

TERESA S. PHILLIPS
Notary Public, North Carolina
Union County
My Commission Expires
February 17, 2022