Karen Johnson Davidson County
Batch# 723168 DEEDQC
09/24/2021 09:54:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210924-0128428

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:
Matthew W. Sorensen, Esq.
Winthrop & Weinstine, P.A.
225 South 6th Street, Suite 3500
Minneapolis, Minnesota 55402

Address New Owner As Follows:
Nashville Leased Housing Associates III, Limited Partnership
2905 Northwest Boulevard
Suite 150
Plymouth, MN 55441

Send Tax Bills To:
Same

Map-Parcel Number and Property Address:

082-02-0-052.00
082-02-0-051.00
082-02-0-050.00
082-02-0-049.00
082-02-0-047.00
082-02-0-046.00
082-02-0-044.00

QUITCLAIM DEED

Date: September 22, 2021

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledge, NASHVILLE LEASED HOUSING ASSOCIATES III, Limited Partnership, a Minnesota limited partnership ("**Grantor**"), by these presents does hereby quitclaim and convey unto NASHVILLE LEASED HOUSING ASSOCIATES III, Limited Partnership, a Minnesota limited partnership ("**Grantee**") all right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, legally described as follows:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A.

This property is being conveyed from Grantor to Grantee for the purpose of combining the seven (7) tax parcels: 082-02-0-052.00, 082-02-0-051.00, 082-02-0-050.00, 082-02-0-049.00, 082-02-0-047.00, 082-02-0-046.00, and 082-02-0-044.00 into the same tax parcel as more particularly described on **Exhibit A** attached hereto and as shown on the Parcel Consolidation attached hereto as **Exhibit B**

Said property is conveyed subject to such limitation, restrictions, and encumbrances as may affect the premises.

[Remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be signed and sealed on its behalf by its duly authorized officer the day and year first written above.

GRANTOR:

NASHVILLE LEASED HOUSING ASSOCIATES III, LIMITED PARTNERSHIP, a Minnesota limited partnership

By: Nashville Leased Housing Associates III, LLC, a Minnesota limited liability company
Its: General Partner

By: Ryan J. Lunderby
Its: Vice President

STATE OF Texas)
)ss.
COUNTY OF Collin)

The foregoing instrument was acknowledged before me this 14th day of September, 2021, by Ryan J. Lunderby, the Vice President of Nashville Leased Housing Associates III, LLC, a Minnesota limited liability company, the General Partner of Nashville Leased Housing Associates III, Limited Partnership, a Minnesota limited partnership, for and on behalf of the limited partnership.

Notary Public

My Commission Expires: 11/09/2024

TANYA DOMINGUEZ
Notary Public, State of Texas
Comm. Expires 11-09-2024
Notary ID 128782423

STATE OF Texas)
)ss.
COUNTY OF Collin)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant: Ryan J. Lunderby

Subscribed and sworn to before me this 14th day of September, 2021.

Notary Public

My Commission Expires: 11/09/2024

TANYA DOMINGUEZ
Notary Public, State of Texas
Comm. Expires 11-09-2024
Notary ID 128782423

EXHIBIT A

Legal Description

Being a tract of land lying in the 5th Council District of Davidson County, Nashville, Tennessee. Tract being Lots 12-15, Pt. 17, 18, 19 & Pt. 20 of the Plat of J.R. Love and E. A. Hail Subdivision as recorded in Plat Book 421, Page 130, Register's Office of Davidson County, Tennessee (RODC), and being Lot 1 OF The Resubdivision of Lot No. 3 of the Mary R. Brown Heirs Land as recorded in Plat Book 6050, Page 274, RODC. Bounded on the south by the northern Right-of-Way (R-O-W) of Cleveland Street; on the west by Lot 1 of Resubdivision of Lots 1 and 2 of Section 2 of the Cleveland Street Commercial Plat as recorded in Plat Book 6900, Page 796, RODC; on the west and north by Lot 3 of Section 2 of Cleveland Street Commercial Plat as recorded in Plat Book 6900, Page 51, RODC; on the north by Marquice L. Patton as recorded in Instrument Number 201211150105205, RODC; on the east by the western R-O-W of Whites Creek Pike and by the western R-O-W of Dickerson Pike. Tract being more particularly described as follows:

POINT OF BEGINNING being a found being PK Nail lying on the intersection of the western R-O-W of said Dickerson Pike and the northern R-O-W of said Cleveland Street; thence with the northern R-O-W of said Cleveland Street, North 83°57'48" West 145.95 feet to a found iron rod with "Cherry" cap; thence with the eastern boundary line of said Lot 1 of the Resubdivision of Lots 1 and 2 of Section 2 of the Cleveland Street Commercial Plat for the following four (4) calls: North 05°55'36" East 99.90 feet to a found iron rod with "Burns #1053" cap; thence North 05°48'42" East 119.12 feet to a found "Cherry" PK nail; thence North 05°23'19" East 83.98 feet to a point; thence North 04°58'19" East 180.28 feet to a found iron rod with "Cherry" cap; thence continuing with said eastern boundary of Lot 1 and with the eastern boundary line of said Lot 3 of Section 2 of Cleveland Street Commercial Plan, North 17°49'44" West 61.99 feet to a point; thence with the southern boundary line of said Lot 3 of Section 2 of Cleveland Street Commercial Plan, North 83°59'57" East 25.00 feet to a point; thence with the southern boundary of said Marquice L. Patton, North 83°10'03" East 110.97 feet to a found iron rod with "Delle" cap; thence with the western R-O-W of said Whites Creek Pike, South 30°10'34" East 96.61 feet to a found PK nail; thence with the western R-O-W of said Dickerson Pike for the following seven (7) calls: South 08°37'51" West 186.85 feet to a found iron rod with "Cherry" cap; thence North 84°48'41" West 7.00 feet to a found "Cherry" PK nail; thence South 08°37'51" West 84.13 feet to a found "Cherry" PK nail; thence South 84°48'41" East 7.00 feet to a found "Cherry" PK nail; thence South 08°37'51" West 46.56 feet to a point; thence South 05°55'10" West 74.70 feet to a found ½" iron rod; thence South 05°44'52" West 100.00 feet to the point of beginning.

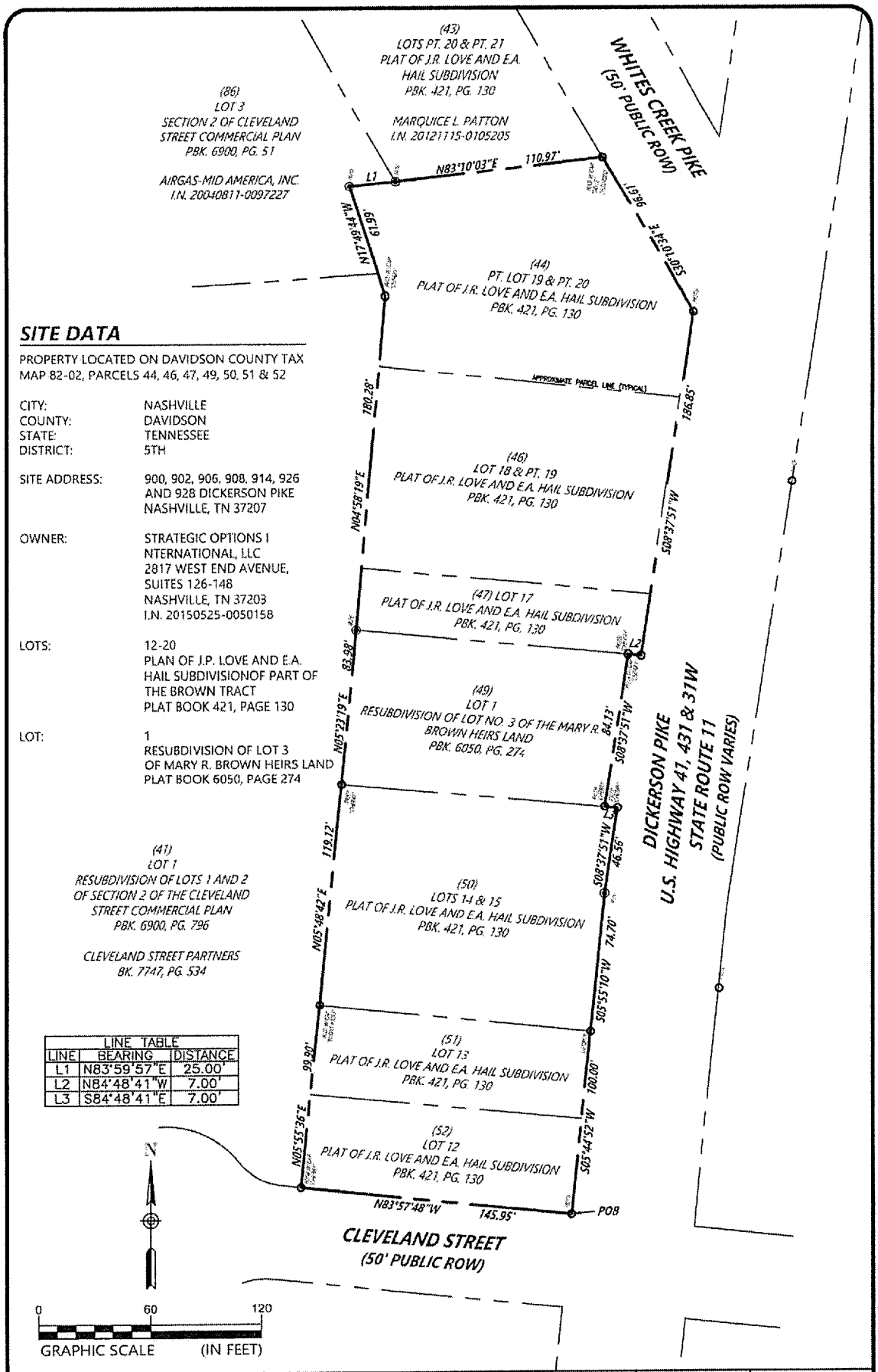
Tract contains 84,066 square feet, or 1.93 acres.
Bearings based on Tennessee State Plane Coordinate System.

EXHIBIT B

Parcel Consolidation

[See attached]

22061771v1



SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP 82-02, PARCELS 44, 46, 47, 49, 50, 51 & 52

CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
DISTRICT:	5TH
SITE ADDRESS:	900, 902, 906, 908, 914, 926 AND 928 DICKERSON PIKE NASHVILLE, TN 37207
OWNER:	STRATEGIC OPTIONS I NTERNATIONAL, LLC 2817 WEST END AVENUE, SUITES 126-148 NASHVILLE, TN 37203 I.N. 20150525-0050158
LOTS:	12-20 PLAN OF J.P. LOVE AND E.A. HAIL SUBDIVISIONOF PART OF THE BROWN TRACT PLAT BOOK 421, PAGE 130
LOT:	1 RESUBDIVISION OF LOT 3 OF MARY R. BROWN HEIRS LAND PLAT BOOK 6050, PAGE 274

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°59'57"E	25.00'
L2	N84°48'41"W	7.00'
L3	S84°48'41"E	7.00'

Drawing Path: L:\2020\5547-20-007_Dominium_900 Dickerson Pike, Nashville\CAD\Survey\5547200007_2021-05-26_Parcel Exhibit.dwg

	PARCEL EXHIBIT	DATE 05/27/2021
	900 DICKERSON PIKE TAX MAP 82-02, PARCELS 44, 46, 47, 49, 50, 51 & 52 NASHVILLE, DAVIDSON COUNTY, TENNESSEE	PROJECT NUMBER 5547-20-007

Tennessee Certification of Electronic Document

I, Kevin Harrington, 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 September 22, 2021 (date of document).

Affiant Signature

September 22, 2021
Date

State of MA

County of SUFFOLK

Sworn to and subscribed before me this 22 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: April 22, 2022

NOTARY'S SEAL

