Karen Johnson Davidson County
Batch# 727988 DEEDQC
09/30/2021 11:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210930-0131664

NCS 1075462

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Williams Portfolio 21, LLC 3190 Clearview Way, Suite 200 San Mateo, CA 94402	Same	07113000200

THIS INSTRUMENT PREPARED BY: Berliner Cohen, LLP,
10 Almaden Blvd. 11th Floor,
San Jose, CA 95113

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2021.

Karen L Hibbets
Notary Public
My Comm. Expires: 1/1/2023

KAREN L HIBBETS NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **THE DUKE NASHVILLE OWNER, LLC**, a Delaware limited liability company, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey all its right, title and interest to **WILLIAMS PORTFOLIO 21, LLC,** a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

[*signature page follows*]

WITNESS its hand this 24 day of September, 2021.

GRANTOR:

THE DUKE NASHVILLE OWNER, LLC, a Delaware limited liability company

By: The Duke Apartments of Nashville, LLC, a Georgia limited liability company, its Sole Member

By: Giddings Gateway Apartments, LLC, a Georgia limited liability company, its Sole Member

By: _____
Charles G. Caye, Jr.
Manager

STATE OF GEORGIA)
)
COUNTY OF COLUMBIA)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles G. Caye, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Manager of Giddings Gateway Apartments, LLC, a Georgia limited liability company, the Sole Member of The Duke Apartments of Nashville, LLC, a Georgia limited liability company, the Sole Member of The Duke Nashville Owner, LLC, a Delaware limited liability company, and that being authorized to do so in the capacity set forth above, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

Witness my hand and official seal at office at Augusta, Georgia on this the 20TH day of September, 2021.

_____
Notary Public

Commission Expires: MAY 03, 2022

CHERYL AVERA
Notary Public, Georgia
Columbia County
My Commission Expires
May 03, 2022

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY TENNESSEE, BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, SECOND COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF GREAT CIRCLE ROAD AND VANTAGE WAY, BEING LOT 4G AS SHOWN ON METROCENTER, TRACT 4M & 4G OF RECORD IN BOOK 6200, PAGE 751, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY OF GREAT CIRCLE ROAD AT THE TERMINATION OF VANTAGE WAY; THENCE, LEAVING SAID RIGHT-OF-WAY N 54° 47' 33" E, 117.00 FEET TO A POINT AND THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, WITH SAID CURVE ALONG SOUTHERLY LINE OF PROPERTY CONVEYED TO CHARLES DUNCAN, ET.UX. OF RECORD IN INST. NO. 20030918138206, R.O.D.C., 165.17 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 17° 57' 27", A RADIUS OF 527.00 FEET, A TANGENT OF 83.27 FEET, AND A CHORD OF N 63° 46' 17" E, 164.50 FEET; THENCE, WITH SAID LINE N 72° 45' 00" E, 102.75 FEET TO A POINT IN THE WESTERLY LINE OF PROPERTY CONVEYED TO CUMBERLAND BEND INVESTORS, L.P. OF RECORD IN BOOK 8800, PAGE 144, R.O.D.C.; THENCE WITH SAID WESTERLY LINE S 20° 00' 00" E, 31.22 FEET TO A PK NAIL AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, CONTINUING WITH SAID LINE, ALONG SAID CURVE 194.38 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 55° 41' 12", A RADIUS OF 200.00 FEET, A TANGENT OF 105.64 FEET, AND A CHORD OF S 67° 39' 36" E, 186.82 FEET; THENCE, ALONG A WESTERLY LINE OF PROPERTY CONVEYED TO LINEBERRY PROPERTIES, INC. OF RECORD IN INST. NO. 2001072679269, R.O.D.C., S 39° 49' 00" E, 203.72 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT; THENCE, WITH SAID CURVE 93.91 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 43° 02' 37", A RADIUS OF 125.00 FEET, A TANGENT OF 49.29 FEET, AND A CHORD OF S 61° 20' 25" E, 91.72 FEET; THENCE, WITH SAID LINE S 27° 15' 00" E, 250.76 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF GREAT CIRCLE ROAD; THENCE, ALONG SAID RIGHT-OF-WAY THE FOLLOWING CALLS: S 74° 20' 51" W, 107.50 FEET TO A CONCRETE MONUMENT; S 67° 28' 32" W, 223.80 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, WITH SAID RIGHT-OF-WAY, ALONG SAID CURVE 296.88 FEET TO A CONCRETE MONUMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 77° 19' 01", A RADIUS OF 220.00 FEET, A TANGENT OF 175.99 FEET, AND A CHORD OF N 73° 51' 58" W, 274.86 FEET; THENCE, WITH SAID RIGHT-OF-WAY N 35° 12' 27" W, 479.13 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE DUKE NASHVILLE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM THE DUKE APARTMENTS OF NASHVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 202103150034038, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, HEATHER TOWNSEND, 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 24, 2021 (date of document).

Affiant Signature

September 24, 2021
Date

State of GEORGIA

County of GWINNETT

Sworn to and subscribed before me this 24 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

NAME: KAREN L. HIBBETS

NOTARY'S SEAL