This instrument prepared by and after recording return to:

Leach and Company, PLLC
2129 Belcourt Avenue, Second Floor
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 728190 DEEDQC
10/01/2021 08:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211001-0131956

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Propco 1116 Polk, LLC 542 Turtle Creek Drive Brentwood, TN 37027	Same as New Owner	106-09-0-020.00 106-09-0-064.00

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 consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **MCDAVER PROPERTIES,** a Tennessee general partnership ("Grantor"), herein this day has bargained and sold, and does hereby transfer, convey and qauitclaim, unto **PROPCO 1116 POLK, LLC**, a Tennessee limited liability company ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

See Exhibit "A" attached hereto and incorporated herein.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 1116 Polk Avenue, Nashville, Tennessee.

4810-7932-1596v3
9990015-ADM006 09/27/2021

IN WITNESS WHEREOF, the Grantor has caused this instrument to be effective this 28 day of September, 2021.

GRANTOR:

MCDAVER PROPERTIES
a Tennessee general partnership

By: PALADIN CAPITAL, INC., as partner

By: _____
William P. Prevost
CEO

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, William P. Prevost, CEO of Paladin Capital, Inc., general partner ("General Partner") of McDaver Properties, a Tennessee general partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as CEO of said General Partners, executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the general partnership by himself as CEO of it General Partner.

Witness my hand and official seal this 28 day of September, 2021.

_____
Notary Public

My Commission Expires:

5-2-2022

KERRIE SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer is $0.00.

William Prevost
Affiant

Sworn to and subscribed before me,
this 28 day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 5-2-2022

KERRIE SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

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Exhibit "A"

Legal Description of Property

The land referred to herein, is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEGINNING at a 5/8" iron rod with cap (set) marked (W&A 3099) in the northwest Right Of Way of L&N Railroad (100' R.O.W.), and the western Right Of Way of Foster Avenue (60' R.OW.);

Thence, with the northwest Right Of Way of L&N Railroad, S 50°56'21" W a distance of 726.50 feet to a 5/8" iron rod with cap (set) marked (W&A 3099), said iron rod being the eastern most corner of the Valley Enterprises property, of record in Deed Book 11422, Page 226, Register's Office for Davidson County, Tennessee;

Thence, with the eastern line of the Valley Enterprises property, N 35°12'14" W a distance of 144.71 feet to a 5/8" iron rod with cap (set) marked (W&A 3099);

Thence, continuing with the eastern line for the Valley Enterprises property, N 83°19'17" W a distance of 133.43 feet to a 5/8" iron rod with cap (set) marked (W&A 3099) in the eastern Right Of Way of Polk Avenue (60' R.O.W.), said iron rod also being the northwest corner of the Valley Enterprises property;

Thence, with the eastern Right Of Way of Polk Avenue the following two (2) calls:

1. With a curve to the left having a radius of 838.15 feet, a length of 425.10 feet, and a chord bearing and distance of N 16°19'50" E for 420.56 feet to a 5/8" iron rod with cap (set) marked (W&A 3099);
2. Thence, N 06°06'08" E a distance of 519.25 feet to a 5/8" iron rod with cap (set) marked (W&A 3099), said iron rod being the southwest corner of the County Marketplace Partners property, of record in Instrument Number 20080930-0099243, Register's Office for Davidson County, Tennessee;

Thence, leaving the Right Of Way of Polk Avenue, and with the southern line of the County Marketplace Partners property the following five (5) calls:

1. S 85°06'11" E a distance of 140.71 feet to a 5/8" iron rod (found)
2. N 01°45'34" E a distance of 9.67 feet to a 5/8" iron rod (found)
3. S 86°41'26" E a distance of 155.72 feet to a 5/8" iron rod with cap (set) marked (W&A 3099)
4. N 05°19'23" E a distance of 67.31 feet to a 5/8" iron rod with cap (set) marked (W&A 3099)
5. S 85°45'32" E a distance of 338.72 feet to a 5/8" iron rod (found) in the western Right Of Way of Foster Avenue

Thence, with the western right of way of Foster Avenue, S 05°51'51" W a distance of 619.73 feet to the point of BEGINNING. Containing 13.00 Acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO MCDAVER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM STAR TRANSPORTATION, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 201408070071323, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 09/28/2021.

Signature

Date: 09/28/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 09/28/2021

My Commission Expires: 01/08/2024
Notary Seal

