Karen Johnson Davidson County
Batch# 735478 DEEDQC
10/13/2021 09:34:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20211013-0137485

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Williams Portfolio 23, LLC 3190 Clearview Way, Suite 200 San Mateo, CA 94402	Same	07012001100

THIS INSTRUMENT PREPARED BY: Alexandria Nguyen, Esq.
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.

Scott W. Williams

Scott W. Williams, Affiant

Subscribed and sworn to before me, this the 6th day of October, 2021.

JULIA DEMETRA GAVROS
Notary Public - California
San Mateo County
Commission # 2276382
My Comm. Expires Feb 2, 2023

Julia Demetra Gavros

Notary Public
My Comm. Expires: February 2, 2023

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, ATHENS WAY NASHVILLE, LLC, a Delaware limited liability company, hereinafter called "GRANTOR", by these presents, does hereby quitclaim all its right, title and interest, if any, to WILLIAMS PORTFOLIO 23, 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.

Return to:
Katrina Haynes
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4353- **TN252007023J**

GRANTEE ACKNOWLEDGES AND AGREES THAT THE ABOVE QUITCLAIM OF THE PROPERTY IS SUBJECT TO: (1) ALL MATTERS OF RECORD VALIDLY SUBSISTING AGAINST THE PROPERTY; AND (2) THE "SPECIAL PROVISIONS" SET FORTH IN THAT CERTAIN SPECIAL WARRANTY DEED OF EVEN DATE HEREWITH DELIVERED BY GRANTOR AND ACCEPTED BY GRANTEE (THE "*SPECIAL WARRANTY DEED*"), WHICH ARE INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES.

[*signature page follows*]

WITNESS its hand this 8th day of ~~September~~ October, 2021.

GRANTOR:

ATHENS WAY NASHVILLE, LLC,
a Delaware limited liability company

By: Athens Way at Great Circle, Ltd.,
a Texas limited partnership,
its managing member

By: AWGC-GP, LLC,
a Texas limited liability company,
its sole general partner

By: _____
Sara Hanback,
Director of Finance

ACKNOWLEDGMENT
STATE OF TEXAS §
§
COUNTY OF BEXAR §

Personally appeared before me Sara Hanback, Director of Finance of AWGC-GP, LLC, a Texas limited liability company, sole general partner of Athens Way at Great Circle, Ltd., a Texas limited partnership, managing member of Athens Way Nashville, LLC, a Delaware limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained in the capacity therein stated on behalf of said entities.

WITNESS my hand and seal this 6 day of October, 2021.

SHELBY TAYLOR ROWLAND
My Notary ID # 133236853
Expires July 28, 2025

_____
Notary Public, State of Texas

My Commission Expires: July 28, 2025

Executed by Grantee to evidence Grantee's acknowledgment and agreement set forth on page 2 hereof.

GRANTEE:

WILLIAMS PORTFOLIO 23, LLC,
a Delaware limited liability company

By: G. W. WILLIAMS CO.,
a California corporation
its Manager

By: Scott W. Williams
Scott W. Williams
President and CEO

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California §
§
COUNTY OF San Mateo §

On October 6, 2021 before me, Julia Demetra Gavros, Notary Public personally appeared Scott W. Williams, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Julia Demetra Gavros
Notary Public

JULIA DEMETRA GAVROS
Notary Public · California
San Mateo County
Commission # 2276382
My Comm. Expires Feb 2, 2023

EXHIBIT A

Legal Description

Tract 1:

Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located in the Southwest quadrant of the intersection of Athens Way and Great Circle Road, being Lot 18A as shown on the Plat of Metrocenter, Tract 18 of record in Plat Book 8250, page 938, R.O.D.C, and being more particularly described as follows:

Beginning at an iron pin in the West margin of Athens Way at the Southeast corner of herein described tract;

Thence, leaving said margin, with the North line of FED VI, LLC, of record in Book 11116, Page 596, R.O.D.C., N

66°15'50" W, 972.64 feet to an iron pin;

Thence, with the East line of Tennessee Football, L.P., of record in Book 10933, Page 809, R.O.D. C., the following calls:

With a curve concave to the West having a central angle of 02°14'45" a radius of 392.00 feet and a chord of N 44°02'04"

E, 15.36 for an arc length of 15.37 feet to a point,

N 42°54'41" E, 185.00 feet to a point,

With a curve concave to the East having a central angle of 60°00'00", a radius of 408.00 feet and a chord of N 72°54'41"

E, 408.00 feet for an arc length of 427.26 feet to a monument in the South margin of Great Circle Road;

Thence, with said margin, S 77°05'19" E, 519.72 feet to an iron pin;

Thence, with a curve concave to the South having a central angle of 90°00' 00", a radius of 50.00 feet and a chord of S 32°05'19" E, 70.71 feet for an arc length of 78.54 feet to an iron pin in the west margin of Athens Way;

Thence, with said margin, S 12°54'41" W, 15.38 feet to an iron pin;

Thence, with a curve concave to the West having a central angle of 10°49' 28", a radius of 1458.00 feet and a chord of S 18°19'24" W, 275.04 feet from an arc length of 275.45 feet to an iron pin;

Thence, S 23°44'10" W, 224.84 feet to the Point of Beginning.

Containing 422,468 square feet or 9.70 acres, more or less.

Being the same property conveyed to Athens Way Nashville, LLC, a Delaware Limited Liability Company by Deed of Record in Instrument No. 20181108-0110834, in the Register's Office for Davidson County, Tennessee.

Tract 2:

Being a parcel of land in Nashville, Urban services District, Second Councilmanic District, Davidson County, Tennessee, located on the southerly side of Great Circle Road, west of Athens Way, being a portion of Lot 36 as shown on the plan of Section Two, Metrocenter as of record in Book 5200, Page 237, R.O.D.C., and being more particularly described as follows:

BEGINNING, at a point in the southerly right-of-way lines of Great Circle Road, said point being N 77°05' 19" W, 519.72 feet from the westerly terminus of a curve return to the westerly right-of-way line of Athens Way;

THENCE, leaving said right-of-way line with the westerly line of Tract 18, Metrocenter as of record in Book 8250, Page 938, R.O.D.C. the following calls:

With a curve to the left 427.26 feet to a point, said curve having a central angle of 60°00' 00", a radius of 408.00 feet, a tangent of 235.56 feet and a chord of S 72°54' 41" W, 408.00 feet;

S 42°54' 41" W, 185.00 feet to a point;

With a curve to the right 53.81 feet to a point, said curve having a central angle of 07°51' 53" a radius of 392.00 feet, a tangent of 26.95 feet and a chord of S 46°50' 38" W, 53.77 feet;

THENCE with a severance line the following calls:

N 66°09' 09" W, 100.00 feet;

N 30°33' 32" E, 409.10 feet to the southerly right of way of Great Circle Road;

THENCE, with the southerly right of way of Great Circle Road S 77°05' 19" E, 450.00 feet to the point of beginning;

Containing 73,900 square feet or 1.70 acres more or less.

Being the same property conveyed to Athens Way Nashville, LLC, a Delaware Limited Liability Company (by virtue of Special Warranty Deed from Tennessee Football, Inc., a Delaware corporation, dated November 5, 2018, recorded November 8, 2018, as Instrument No. 20181108-0110832, in the Register's Office for Davidson County, Tennessee, as affected by that Corrective Special Warranty Deed, recorded October ___, 2021 as Instrument No. 202110130137482 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 October 8, 2021 (date of document).

K Hogan
Affiant Signature

10/11/2021
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 11th day of October, 2021.

Raquel Hampton
Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

