Karen Johnson Davidson County
Batch# 736357 DEEDQC
10/14/2021 11:36:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211014-0138197

This instrument prepared by:

Wilson, Cribbs & Goren, PC
2500 Fannin Street
Houston, Texas 77002
Attention: Tiffany Soltis

After recording return to:

Troutman Pepper Hamilton Sanders LLP
301 S. College Street, 34th Floor
Charlotte, North Carolina 28202
Attention: Michael F. Tomlinson

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
CACP Building LLC	CACP Building LLC	092-011-021.00
3200 Cherry Creek S Drive	3200 Cherry Creek S Drive	092-011-022.00
Suite 125	Suite 125	
Denver, Colorado 80209	Denver, Colorado 80209	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the Grantee (as hereinafter defined) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **UNIVAR SOLUTIONS USA INC.**, a Washington corporation, formerly known as Univar USA Inc., herein this 27th day of September, 2021, does hereby quitclaim unto **CACP BUILDING LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), all right, title and interest of Grantor, if any, in and to the following described real property (the "Property"), to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said property to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right, title or interest in or to said Property or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed to be effective the 27th day of September, 2021.

GRANTOR:

UNIVAR SOLUTIONS USA INC.,
a Washington corporation
formerly known as Univar USA Inc.

By: _____
Name: Noelle Perkins
Title: Secretary

THE STATE OF ILLINOIS

COUNTY OF DUPAGE

Before me, the undersigned authority, on this date, personally appeared Noelle Perkins in her capacity as Secretary of UNIVAR SOLUTIONS USA INC., a Washington corporation, formerly known as Univar USA Inc., known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the instrument for the purposes and considerations therein expressed, in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 27th day of September, 2021.

OFFICIAL SEAL
GAVIN T MULDOWNEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/25/23

_____
NOTARY PUBLIC in and for
the State of Illinois

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Noelle Perkins, Affiant

Subscribed and sworn to before me this 2nd day of September, 2021.

Notary Public
My commission expires: 3-25-23
Property Address: 2309 and 2315 Clifton Avenue, Nashville, Tennessee 37209

OFFICIAL SEAL
GAVIN T MULDOWNEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/25/23

EXHIBIT A

Legal Description

TRACT I:

A tract of land located in Metropolitan Nashville and Davidson County, Tennessee, described as follows:

Being Parcel 22 on Map 92-11 on the Tax Assessor's Office for Davidson County, Tennessee. Also being Lot "D" and parts of Lots "C", 5,6,7 and 8 on J. W. Lawless' Plat of Lots, of record in Plat Book 161, page 20, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a Set 1/2" Iron Rebar with Gresham Smith Cap corner to TRACT II described below and in the southerly right of way line of Clifton Avenue located South 80°14' East a distance of 456.2 Feet from the centerline intersection of Clifton Avenue and 24th Avenue N;
Thence along said right of way line of Clifton Avenue, South 82° 46' 52" East for a distance of 238.10 Feet to a Set 1/2" Iron Rebar with Gresham Smith Cap at the intersection of the southerly right of way line of Clifton Avenue with the northwesterly right of way line of CSX Railroad;
thence along the right of way of CSX Railroad, South 46° 45' 17" West for a distance of 407.72 Feet to a Set 1/2" Iron Rebar with Gresham Smith Cap corner to TRACT II described below;
thence along the line of said TRACT II, North 11° 07' 08" East for a distance of 315.17 Feet to the Point of Beginning.
Containing 37435 Square Feet or 0.859 Acres, as shown on an survey prepared by Gresham Smith under the direction of Alan T. Barnard, TN RLS #2366, dated August 17, 2021, and bearing Project Number 44731.01.

TRACT II:

Land in Davidson County, Tennessee, Being Lot "B", the westerly part of Lot "C" and the northwesterly part of Lot Nos. 7 and 8 on the Plan of J.W. Lawless' Resubdivision of the Charles M. Stewart property, as of record in Book 161, page 20, Register's Office for Davidson County, Tennessee, and the easterly half of abandoned Alley 930, described together as follows:

Beginning at a Set 1/2" Iron Rebar with Gresham Smith Cap corner to TRACT I described above and in the southerly right of way line of Clifton Avenue located South 80°14' East a distance of 456.2 Feet from the centerline intersection of Clifton Avenue and 24th Avenue N;
Thence along the line of said TRACT I, South 11° 07' 08" West for a distance of 315.17 Feet to a Set 1/2" Iron Rebar with Gresham Smith Cap in the northwesterly right of way line of CSX Railroad;
thence along said right of way line of CSX Railroad, South 46° 45' 17" West for a distance of 120.78 Feet to a Set 1/2" Iron Rebar with Gresham Smith Cap at the intersection of the railroad right of way with the edge of Abandoned Alley 930 (Ordinance Number O96-603);
thence South 46° 45' 17" West for a distance of 9.46 Feet to a Set 1/2" Iron Rebar with Gresham Smith Cap at the center of Abandoned Alley 930 and corner to Metropolitan Government-NE Power Board (Deed Book 10050 Page 200);
thence along the line of Metropolitan Government-NE Power Board and the center of Abandoned Alley 930, North 10° 38' 08" West for a distance of 435.88 Feet to a Set 1/2" Iron Rebar with Gresham Smith Cap in the southerly right of way line of Clifton Avenue;
thence along said right of way line of Clifton Avenue, South 82° 46' 52" East for a distance of 8.37 Feet to a Found 5/8" Iron Rod at the intersection of the easterly edge of Abandoned Alley 930 and the right of way of Clifton Avenue;
thence continuing with said right of way line of Clifton Avenue, South 82° 46' 52" East for a distance of 229.61 to the Point of Beginning.

Containing 61324 Square Feet or 1.408 Acres, as shown on an survey prepared by Gresham Smith under the direction of Alan T. Barnard, TN RLS #2366, dated August 17, 2021, and bearing Project Number 44731.01.

BEING THE SAME PROPERTY CONVEYED TO UNIVAR USA INC., A WASHINGTON CORPORATION FROM NEXEO SOLUTIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY GENERAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 201910160105966, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Kimberly A. McBride, 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 **9/27/2021** (date of document).

Affiant Signature

9/27/2021
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this **27** day of **September**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 2-21-25

NOTARY'S SEAL

JUANITA CHANDLER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 21, 2025