Karen Johnson Davidson County
Batch# 736379 DEEDQC
10/14/2021 11:55:30 AM 5 pgs
Fees: $28.00 Taxes: $120,342.50
20211014-0138227

Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
900 2nd Ave N, LP and 1000 2nd Ave N, LP 1420 East 7th Street, Suite 150 Charlotte, North Carolina 28204	082-14-0-006.00 & 082-14-0-090.00	900 2nd Ave N, LP and 1000 2nd Ave N, LP 1420 East 7th Street, Suite 150 Charlotte, North Carolina 28204
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Avenue, 24th Floor, Nashville, Tennessee 37243		

QUITCLAIM DEED

TR # 20-03-014

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the **STATE OF TENNESSEE** ("Grantor") hereby transfers, conveys, sells, assigns, and quitclaims to **900 2ND AVE N, LP**, a Delaware limited liability company, and **1000 2ND AVE N, LP**, a Delaware limited liability company, as tenants in common (together, the "Grantee"), Grantee's successors and assigns, any interest in the real property described in **Exhibit A**, and depicted on **Exhibit B**, which are attached hereto and incorporated herein by reference (the "Property").

This is improved property located in Davidson County, Tennessee commonly known as 900 & 1000 2nd Avenue North, Nashville, Tennessee 37243.

Being part or all of the property conveyed to the Grantor by *Warranty Deed* dated December 27, 1994 of record in Book 9561, Page 368, Register's office for Davidson County, Tennessee. Subject to such limitations, including all visible easements, restrictions, water rights and encumbrances as may affect the premises, all matters of public record and all applicable governmental and zoning regulations.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Thirty-Two Million Five Hundred Twenty-Five Thousand and No/100 Dollars ($32,525,000.00).

Brenda L Lehman
Affiant

Subscribed and sworn to before me this 30th day of September, 2021.

Madison L Conquest
Notary Public
My Commission Expires: 12-17-2024

MADISON L CONQUEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Transaction No. 20-03-014

IN WITNESS WHEREOF, the Grantor has executed this Deed this 17th day of September, 2021.

GRANTOR:

STATE OF TENNESSEE

By: Christi W. Branscom
Christi W. Branscom, Commissioner of the Department of General Services

APPROVED:

Herbert H. Slatery III
Herbert H. Slatery III, Attorney General and Reporter

Bill Lee
Bill Lee, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

For the purposes of my acknowledgement and authentication of her signature upon this instrument, came Christi W. Branscom, with whom I, Hailey B. Harris Notary Public, am personally acquainted, and who, having verified and acknowledged that she is the Commissioner of The State of Tennessee Department of General Services, and that she as such Commissioner, being authorized to do so, affirmed that she executed the foregoing instrument on the date below within the State of Tennessee for the purposes therein contained by signing her name for the State of Tennessee Department of General Services by herself as Commissioner.

Witness my hand and seal at office this 14 day of September, 2021.

Hailey B. Harris
Notary Public

July 17, 2023
My Commission Expires

HAILEY BROOKE HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires JULY 17, 2023

Transaction No. 20-03-014

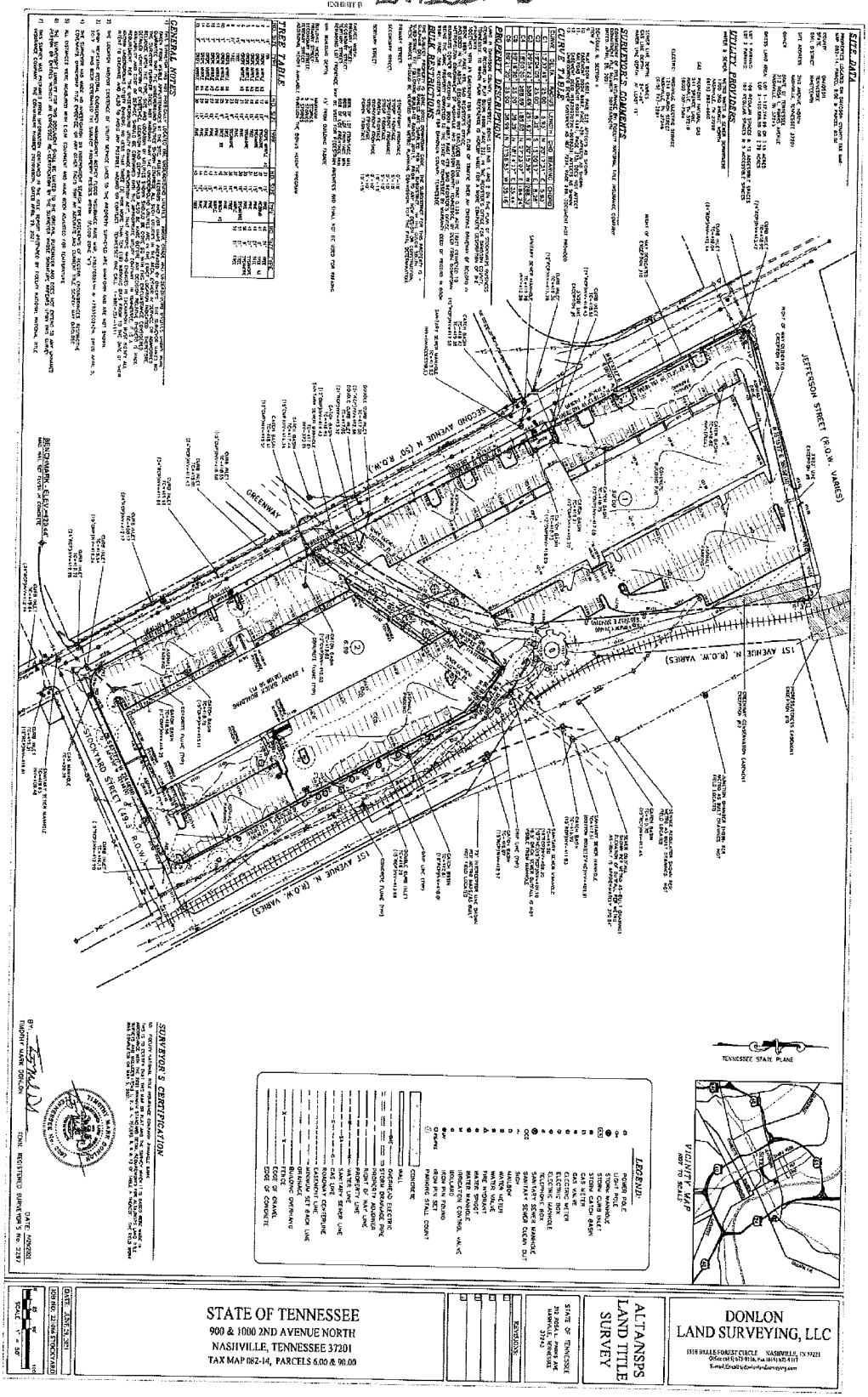
Exhibit A
Legal Description

Tax Map 82-14, Parcel 6.00 & 90.00
900 – 1000 2nd Avenue North
Nashville, TN 37201

Property Description:
Parcel 6.00
Lot 2
BEGINNING AT A MAGNETIC NAIL SET IN THE EASTERLY MARGIN OF SECOND AVENUE NORTH;
THENCE LEAVEING SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 185.00', HAVING A RADIUS OF 588.69', A CHORD BEARING OF N27°33'07"E 184.24', TO A MAGNETIC NAIL SET;
THENCE N29°32'45"E 113.10' TO AN IRON PIN SET;
THENCE S56°27'08"E 66.16' TO AN IRON PIN SET;
THENCE S26°53'53"E 437.26' TO AN IRON PIN SET;
THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 39.39', HAVING A RADIUS OF 25.00', A CHORD BEARING OF S18°14'17"W, 35.44' TO A MAGNETIC NAIL SET;
THENCE S63°22'27"W 224.68' TO A MAGNETIC NAIL SET;
THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 38.99', HAVING A RADIUS OF 25.00', A CHORD BEARING OF N71°56'53"W 35.16' TO A MAGNETIC NAIL SET;
THENCE N27°16'13"W 324.28' TO THE POINT OF BEGINNING.
CONTAINING 120,888.50 SF 2.78 ACRES MORE OR LESS.

Parcel 90.00
Lot 1
BEGINNING AT A MAGNETIC NAIL SET IN THE INTERSECTION OF SECOND AVENUE NORTH AND JEFFERSON STREET;
THENCE LEAVING SECOND AVENUE NORTH WITH THE SOUTHERLY MARGIN OF JEFFERSON STREET WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 5.95', HAVING A RADIUS OF 25.00', AND A CHORD BEARING OF N20°17'31"E 5.93' TO A MAGNETIC NAIL SET;
THENCE WITH SAID RIGHT-OF-WAY N75°15'29"E 350.58' TO AN IRON PIN SET;
THENCE LEAVING SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 8.32', HAVING A RADIUS OF 25.00', AND A CHORD BEARING OF S15°00'57"E 8.28' TO AN IRON PIN SET;
THENCE S05°28'53"E 372.42' TO A MAGNETIC NAIL SET;
THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 291.62', HAVING A RADIUS OF 558.69', AND A CHORD BEARING OF S20°15'39"W 288.32' TO A MAGNETIC NAIL SET;
THENCE N27°16'13"W 285.65' TO A MAGNETIC NAIL SET;
THENCE N27°16'13"W 140.79' TO A MAGNETIC NAIL SET;
THENCE N62°43'47"E 6.06' TO AN IRON PIN SET;
THENCE N27°16'13"W 194.18' TO THE POINT OF BEGINNING.
CONTAINING 137,244.99 SF 3.15 ACRES MORE OR LESS.

EXHIBIT B



202110140138227

Certificate of Authenticity

I, Heather Wood, 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 30, 2021.

Date

Heather Ward

Affiant Signature

September 30, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of September, 2021.

Lisa Farris

Notary's Signature

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024