Karen Johnson Davidson County
Batch# 736379 DEEDQC
10/14/2021 11:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211014-0138229

This instrument prepared by:	Return Recorded Document to:
Alexander Ricks PLLC 1420 E. 7th Street, Suite 100 Charlotte, NC 28204	Alexander Ricks PLLC 1420 E. 7th Street, Suite 100 Charlotte, NC 28204

New Owner:	Send Tax Bills To:	Map & Parcel:
1000 2nd Ave N, LP 1420 E. 7th Street, Suite 150 Charlotte, NC 28204	**Same**	Map/Parcel: 082-14-0-090.00

QUITCLAIM DEED

THE STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON

900 2ND AVE N, LP, a Delaware limited partnership (called "Grantor"), in consideration of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration in hand paid by **1000 2ND AVE N, LP**, a Delaware limited partnership, whose address is 1420 E. 7th Street, Suite 150, Charlotte, NC 28204 (called "Grantee"), the receipt and sufficiency of which are acknowledged and confessed, has bargained, sold, remised, released and QUITCLAIMED, and by these presents does bargain, sell, remise, release and QUITCLAIMS unto Grantee, all of its right, title and interest in and to the real property in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof for all purposes, together with (i) all and singular, all of Grantor's right, title and interest in all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in any land lying in the bed of any streets, roads or avenues opened or proposed, in front of or adjoining such premises, to the center line thereof and to any unpaid awards for any taking by condemnation or any damage to the Property by reason of a changes of grade of any streets or highways, (ii) all of Grantor's right, title and interest in all improvements and buildings on such real property, and (iii) all of Grantor's right, title and interest in all fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (said real property, together with such rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property").

GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO TITLE OF THE PROPERTY CONVEYED HEREUNDER.

[SIGNATURE ON FOLLOWING PAGE]

Executed as of October 4, 2021.

GRANTOR:

900 2ND AVE N, LP,
a Delaware limited partnership

By: PDP 900 2nd Ave N GP, LLC
Its: General Partner

By: Proffitt Dixon Partners, LLC
Its: Manager

By: _____ (SEAL)
Stuart Proffitt, Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Stuart Proffitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a manager of Proffitt Dixon Partners, LLC, the Manager of PDP 900 2nd Ave N GP, LLC, the General Partner of **900 2ND AVE N, LP**, a Delaware limited partnership, the within named bargainor, and that he in such capacity, and on behalf of the said partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself in such capacity.

Witness my hand and official seal this 29th day of September, 2021.

_____
Notary Public

My Commission Expires:

5/3/22

HAROLD GLENN GIBSON II
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires May 3, 2022

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 29th day of September, 2021.

Notary Public

My Commission Expires: 5/3/22

HAROLD GLENN GIBSON II
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires May 3, 2022

EXHIBIT A

PROPERTY

LAND in Davidson County, Tennessee, being described in greater detail as follows:

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.

Being the same property conveyed 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 by Quitclaim Deed of Record in Instrument No. 202110140138227, in the Register's Office for Davidson County, Tennessee.

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)

