Karen Johnson Davidson County
Batch# 751441 DEEDQC
11/08/2021 03:58:51 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20211108-0149163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant: _____

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Subscribed and sworn to before me, this the 8th day of November, 2021.

Notary Public
My commission expires: 7/22/2025

Return to:
Chris Atkinson, Esq.
Atkinson Ferguson, LLC
118 Court Street
Monroe, GA 30655

Address New Owner:	Send Tax Bills To:	Map/Parcel No.:
1450 Greene St., Ste 2600G	Same	071-13-0-021.00
Augusta, GA 30901		071-13-0-007.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GIDDINGS METROCENTER, LLC**, a Georgia limited liability company, hereinafter called "GRANTOR", has remised, released, conveyed and forever quitclaimed, and by these presents does remise, release, convey and forever quitclaim unto **METROCENTER QOBZ, LLC**, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto

This is unimproved property located at 131 Great Circle Road, Nashville, TN 37228.

TO HAVE AND TO HOLD the said tract or parcel of land in order that neither GRANTOR nor any person claiming under GRANTOR shall at any time, by any means or ways, have, claim or demand any right or title to said real estate or any of the rights, members and appurtenances thereof. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

GRANTOR:

GIDDINGS METROCENTER, LLC,
a Georgia limited liability company

By: _____
Charles G. Caye, Jr.
Sole Member

STATE OF GEORGIA

COUNTY OF COLUMBIA

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles G. Caye, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the sole Member of Giddings Metrocenter, LLC, a Georgia limited liability company, and that being authorized to do so in the capacity set forth above, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

Witness my hand and official seal at office at AUGUSTA GA on this the 20TH day of September, 2021.

_____
Notary Public

Commission Expires: MAY 03, 2022

CHERYL AVERA
Notary Public, Georgia
Columbia County
My Commission Expires
May 03, 2022

Exhibit "A"

Legal Description of the Property

TRACT 1

PARCEL 1:
BEING KNOWN AS LOT 2, ON THE CUMBERLAND BEND BUSINESS PARK, SECTION EIGHT, OF RECORD IN PLAT BOOK 7900, PAGE 376, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING ALL THE SAME PROPERTY CONVEYED TO GIDDINGS METROCENTER LLC BY SPECIAL WARRANTY DEED FROM SEV METROCENTER IV, LLC, OF RECORD IN INSTRUMENT NO. 201911250121143, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201911250121144 IN SAID REGISTER'S OFFICE.

ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE RIGHT OF WAY OF GREAT CIRCLE ROAD THE SOUTHEAST CORNER OF PARCEL 7 TAX MAP 71-13 IN NASHVILLE, DAVIDSON COUNTY TENNESSEE, THENCE LEAVING SAID ROAD N 27 DEG 15 MIN 00 SEC W 210.58' TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N 76 DEG 54 MIN 00 SEC W 136.42' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A DELTA OF 24 29' 30" A LENGTH OF 53.43' A RADIUS OF 125.00 AND A CHORD OF N 18 20' 46" E 53.03' TO A POINT; THENCE N 06 DEG 06 MIN 01 SEC E 42.31' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A DELTA OF 16 57' 30" A LENGTH OF 73.99' A RADIUS OF 250.00' AND A CHORD OF N 02 22' 58" W 73.72' TO A POINT; THENCE N 62 DEG 45 MIN 29 SEC E 84.33' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A DELTA OF 90 00' 31" A LENGTH OF 113.89' A RADIUS OF 72.50' AND A CHORD OF S 17 45' 17" W 102.54' TO A POINT; THENCE S 27 DEG 15 MIN 00 SEC E 155.15' TO THE POINT OF BEGINNING.

PARCEL 2:
ACCESS EASEMENT BENEFITING TRACT 1 AS SHOWN ON PLAT OF RECORD IN BOOK 4660, PAGE 181; BOOK 4675, PAGE 48; BOOK 4885, PAGE 166 AND BOOK 7900, PAGE 376, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2

PARCEL 1:
BEING A PORTION OF TRACT 4, METROCENTER, AS RECORDED IN BOOK 4660, PAGE 181, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE LOT SHOWN ON THE PLAN OF CUMBERLAND BEND BUSINESS PARK, SECTION TWO,

METROCENTER, OF RECORD IN BOOK 4885, PAGE 166, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY OF GREAT CIRCLE ROAD, 1107.31 FEET, FROM THE CENTERLINE OF VANTAGE WAY; THENCE LEAVING GREAT CIRCLE ROAD, N 27° 15' W, 250.76 FEET TO A CURVE SEGMENT TO THE RIGHT; THENCE, WITH CURVE SEGMENT TO THE RIGHT HAVING A CENTRAL ANGLE OF 43° 02' 37", A RADIUS OF 125 FEET, 93.91 FEET TO A POINT; THENCE, N 39° 49' W, 203.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE, WITH CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16° 56', RADIUS OF 200 FEET, 59.11 FEET TO A POINT; THENCE, DUE EAST 407.17 FEET TO A CURVE SEGMENT TO THE RIGHT; THENCE, WITH CURVE SEGMENT TO THE RIGHT HAVING A CENTRAL ANGLE OF 18° 53' 11", RADIUS OF 250 FEET, 82.41 FEET TO A POINT; THENCE, S 6° 06' W, 42.31 FEET TO A CURVE TO THE RIGHT; THENCE WITH CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24° 29' 28" RADIUS OF 125 FEET, 53.43 FEET TO A POINT; THENCE S 76° 54' E, 136.42 FEET TO A POINT; THENCE S 27° 15' E, 210.58 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY OF GREAT CIRCLE ROAD; THENCE, WITH GREAT CIRCLE ROAD, S 74° 20' 51" W, 260 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GIDDINGS METROCENTER, LLC, A GEORGIA LIMITED LIABILITY COMPANY, BY DEED FROM PARAGON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201911270122507, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE RIGHT OF WAY OF GREAT CIRCLE ROAD THE SOUTHEAST CORNER OF PARCEL 2 TAX MAP 71-13 IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, THENCE N 27 DEG 16 MIN 07 W 250.38' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A DELTA OF 43 DEG 02 MIN 29 SEC, A LENGTH OF 93.90' AND A RADIUS OF 125.00' AND A CHORD OF N 61 20' 19" W 91.71' TO A PONT; THENCE N 39 DEG 48 MIN 59 SEC W 203.72' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A DELTA OF 16 55' 52", A LENGTH OF 59.10' AND A RADIUS OF 200.00' AND A CHORD OF N 48 17' 33" W 58,89' TO A POINT; THENCE N 90 DEG 00 MIN 00 SEC E 407.17' TO A POINT; THENCE S 11 DEG 47 MIN 48 SEC E 8.41' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A DELTA OF 16 57' 30" A LENGTH OF 73.99' A RADIUS OF 250.00' AND A CHORD OF S 2 22' 58" E 73.72' TO A PONT; THENCE S 06 DEG 06 MIN 01 SEC W 42.31' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A DELTA OF 24 29' 30", A LENGTH OF 53.43, A RADIUS OF 125.00' AND A CHORD OF S 18 20' 46" W 53.03' TO A POINT; THENCE S 76 DEG 54 MIN 00 SEC E 136.42' TO A POINT; THENCE S 27 DEG 15 MIN 00 SEC E 210.58' TO A POINT ON THE RIGHT OF WAY OF GREAT CIRCLE ROAD; THENCE WITH SAID ROAD N 74 DEG 26 MIN 01 SEC W 260.00' TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GIDDINGS METROCENTER, LLC, A

GEORGIA LIMITED LIABILITY COMPANY, BY DEED FROM PARAGON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201911270122508, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 2:

ACCESS EASEMENT BENEFITING TRACT 2 AS SHOWN ON PLAT OF RECORD IN BOOK 4660, PAGE 181; BOOK 4675, PAGE 48; BOOK 4885, PAGE 166; AND BOOK 7900, PAGE 376, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.