Karen Johnson Davidson County
Batch# 753142 DEEDQC
11/10/2021 03:36:44 PM 5 pgs
Fees $27.00 Taxes: $0.00
20211110-0150501

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
915 Division, LLC c/o Property Markets Group 1441 Brickell Avenue, Suite 1110 Miami, FL 33131	Same	09313054300

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 which are hereby acknowledged, **NASHVILLE URBAN PARTNERS 2005, LLC**, a Tennessee limited liability company (the "Grantor"), hereby quitclaims and conveys to **915 DIVISION, LLC**, a Delaware limited liability company and its successors and assigns (the "Grantee"), all of Grantor's right, title, and interest in that certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with Grantor's right, title, and interest in and to all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

This is improved property known as 915 Division Street, Nashville, Tennessee.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 10 day of November, 2021.

NASHVILLE URBAN PARTNERS 2005, LLC, a Tennessee limited liability company

By:_____
Name: James S. Turner, Jr.
Title: Manager

STATE OF Tennessee)

COUNTY OF Davidson)

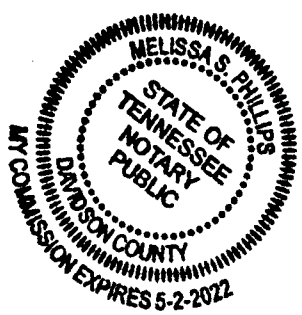
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, James S. Turner, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of NASHVILLE URBAN PARTNERS 2005, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 4 day of November, 2021.

Melissa S. Phillips
Notary Public

My Commission Expires:

My 24, 2022



STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Logan Cass

Sworn to and subscribed before me this 10 day of November, 2021.

Notary Public

My Commission Expires:

12/18/22

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A

BEING A PARCEL OF LAND DESCRIBED AS LOT NO. 2 IN SECTION SIXTY-FIVE OF EDGEHILL ESTATES, RECORDED IN BOOK 4460, PAGE NO. 159 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, HAVING A PARCEL ID OF 09313054300; THE PROPERTY OF NASHVILLE URBAN PARTNERS 2005, LLC DESCRIBED IN INSTRUMENT NO. 20051221-0152888 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR FOUND ON THE SOUTH SIDE OF A SIDEWALK, IN THE SOUTHERN EXISTING RIGHT-OF-WAY LINE OF DIVISION STREET, IN THE WEST BOUNDARY OF THE 909 DIVISION, LLC PROPERTY DESCRIBED IN INSTRUMENT NO. 20191211-0127745 AND THE EAST BOUNDARY OF THE NASHVILLE URBAN PARTNERS 2005, LLC PROPERTY DESCRIBED IN INSTRUMENT NO. 20051221-0152888; THENCE, FROM SAID POINT OF BEGINNING, LEAVING THE SOUTHERN EXISTING RIGHT-OF-WAY LINE OF DIVISION STREET, WITH THE WEST BOUNDARY OF THE 909 DIVISION, LLC PROPERTY DESCRIBED IN INSTRUMENT NO. 20191211-0127745 AND THE EAST BOUNDARY OF THE NASHVILLE URBAN PARTNERS 2005, LLC PROPERTY DESCRIBED IN INSTRUMENT NO. 20051221-0152888; SOUTH 07 DEGREES 33 MINUTES 13 SECONDS WEST, 342.45 FEET TO A 1 INCH REBAR FOUND ON THE NORTHWEST SIDE OF A 6-FOOT CHAIN-LINK FENCE INTERSECTION IN THE NORTHERN EXISTING RIGHT-OF-WAY LINE OF INTERSTATE 40;

THENCE, WITH THE NORTHERN EXISTING RIGHT-OF-WAY LINE OF INTERSTATE 40 AND THE SOUTH BOUNDARY OF THE NASHVILLE URBAN PARTNERS 2005, LLC PROPERTY DESCRIBED IN INSTRUMENT NO. 20051221-0152888;

NORTH 64 DEGREES 56 MINUTES 24 SECONDS WEST, 111.73 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE NORTH SIDE OF THE 6-FOOT CHAIN-LINK FENCE IN THE NORTHERN EXISTING RIGHT-OF-WAY LINE OF INTERSTATE 40;

THENCE, WITH THE NORTHERN EXISTING RIGHT-OF-WAY LINE OF INTERSTATE 40 AND THE SOUTH BOUNDARY OF THE NASHVILLE URBAN PARTNERS 2005, LLC PROPERTY DESCRIBED IN INSTRUMENT NO. 20051221-0152888;

NORTH 63 DEGREES 16 MINUTES 03 SECONDS WEST, 99.01 FEET TO A 5/8 INCH REBAR FOUND RIGHT-OF-WAY LINE OF INTERSTATE 40, IN THE EAST BOUNDARY OF THE O.I.C TERRAZZO, A CONDOMINIUM PROPERTY DESCRIBED IN INSTRUMENT NO. 20081223-0122167 AND THE WEST BOUNDARY OF THE NASHVILLE URBAN PARTNERS 2005, LLC PROPERTY DESCRIBED IN INSTRUMENT NO. 20051221-0152888;

THENCE, LEAVING THE NORTHERN EXISTING RIGHT-OF-WAY LINE OF INTERSTATE 40, ALONG THE MEANDERS OF THE 6-FOOT CHAIN-LINK FENCE, WITH THE EAST BOUNDARY OF THE O.I.C TERRAZZO, A CONDOMINIUM PROPERTY

DESCRIBED IN INSTRUMENT NO. 20081223-0122167 AND THE WEST BOUNDARY OF THE NASHVILLE URBAN PARTNERS 2005, LLC PROPERTY DESCRIBED IN INSTRUMENT NO. 20051221-0152888;

NORTH 07 DEGREES 36 MINUTES 03 SECONDS EAST, 276.82 FEET TO A 5/8 INCH REBAR SET ON THE SOUTH SIDE OF A SIDEWALK, IN THE SOUTHERN EXISTING RIGHT-OF-WAY LINE OF DIVISION STREET IN THE EAST BOUNDARY OF THE O.I.C TERRAZZO, A CONDOMINIUM PROPERTY DESCRIBED IN INSTRUMENT NO. 20081223-0122167 AND THE NORTH BOUNDARY OF THE NASHVILLE URBAN PARTNERS 2005, LLC PROPERTY DESCRIBED IN INSTRUMENT NO. 20051221-0152888;

THENCE, WITH THE SOUTHERN EXISTING RIGHT-OF-WAY LINE OF DIVISION STREET AND THE NORTH BOUNDARY OF THE NASHVILLE URBAN PARTNERS 2005, LLC PROPERTY DESCRIBED IN INSTRUMENT NO. 20051221-0152888;

SOUTH 82 DEGREES 18 MINUTES 07 SECONDS EAST, 199.84 FEET TO THE POINT OF BEGINNING,

CONTAINING A TOTAL OF 1.425 ACRES, MORE OR LESS, AS SHOWN ON THE DRAWING ENTITLED "ALTA/NSPS 915 DIVISION STREET, SHEET 1 OF 1, BY VAUGHN AND MELTON CONSULTING ENGINEERS, INC., FOR NASHVILLE URBAN PARTNERS 2005, LLC, A TENNESSEE LIMITED LIABILITY COMPANY.

Being part of the same property conveyed to Grantor by deed of record in Instrument No. 20051221-0152888, in the Register's Office for Davidson County, Tennessee. See also Special Warranty Deed to 915 Division, LLC, of record in Instrument No. 20211110-0150500, in said register's office.

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