Karen Johnson Davidson County
Batch# 754212 DEEDQC
11/15/2021 08:08:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211115-0151234

This instrument prepared by:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino

~~**and after recording return to:**~~

Greenberg Traurig, LLP
77 West Wacker Drive, Suite 3100
Chicago, IL 60601
Attention: James J. Caserio

Return to:
Katrina Haynes
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4353- **TN252108071J**

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
GEP X SOUTH OAKS OWNER, LLC c/o Greystar 465 Meeting Street, Suite 500 Charleston, South Carolina 29403	GEP X SOUTH OAKS OWNER, LLC c/o Greystar 465 Meeting Street, Suite 500 Charleston, South Carolina 29403	133-04-0-053.00. 133-00-0-044.00. 119-16-0-094.00.

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SOUTH OAKS APT OWNER LLC,** a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **GEP X SOUTH OAKS OWNER, 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 the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 5th day of November, 2021

GRANTOR:

SOUTH OAKS APT OWNER LLC,
a Delaware limited liability company

By: CA Southeast 3 Venture LLC,
a Delaware limited liability company,
its sole member

By: Carroll Co-Invest V Southeast 3, LLC,
a Georgia limited liability company,
its Administrative Member

By: _____
Name: Josh Champion
Title: Authorized Signatory

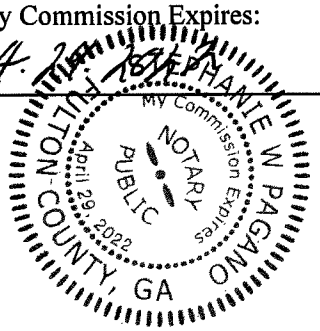
STATE OF Georgia)
)
COUNTY OF Fulton)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Josh Champion, the Authorized Signatory of Carroll Co-Invest V Southeast 3, LLC on behalf of the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he as Authorized Signatory executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Josh Champion, as such Authorized Signatory

Witness my hand and official seal this 1st day of Nov, 2021

My Commission Expires:
4-29-2022

_____
Notary Public



[Signature Page to TN Quitclaim Deed]

AFFIDAVIT OF VALUE

I, Josh Champion, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 5th day of November, 2021

Affiant

Notary Public

My Commission Expires: 4.29.2022

STEPHANIE W PAGANO
NOTARY PUBLIC
My Commission Expires
April 29, 2022
FULTON COUNTY, GA

[Signature Page to TN Quitclaim Deed]

EXHIBIT "A"

Legal Description of the Property

Land located in the Twenty-seventh Councilmanic District of Davidson County, Tennessee, being Lot 1 on the Consolidation Plat of Lot 1 Revised Twin Oaks, P.B. 5200, Page 669, R.O.D.C. and Lot 1, Twin Oaks Phase II, P.B. 9700, PG, 819, R.O.D.C. of record in Instrument Number 20010510-0048697, R.O.D.C. and being more particularly described as follows:

Beginning at a Found 5/8" Rebar in the Northerly right-of-way of Antioch Pike at the Southwesterly corner of Lion Haven Apartments, LLC (Instrument #20200331-0034630, R.O.D.C.);

Thence with said right-of-way Northwesterly with a curve to the left having a radius of 672.00 Feet an arc length of 518.26 Feet, said curve having a chord bearing of North 61° 34' 54" West for a distance of 505.51 Feet to a Found 5/8" Rebar corner to Greenwise Homes LLC (Instrument #20180912-0090485, R.O.D.C.);

Thence along the line of Greenwise Homes LLC, North 32° 56' 34" East for a distance of 349.88 Feet to a Found 1/2" Rebar corner to Shelby Watkins and Shelby Lowrie (Instrument #20181126-00115217, R.O.D.C);
Thence along the line of Watkins and Lowrie, North 33° 12' 11" East for a distance of 119.75 Feet to a Found 1/2" Rebar corner to Lela Mullins (Instrument #20040319-0031376, R.O.D.C.);

Thence along the line of Lela Mullins, North 33° 32' 33" East for a distance of 114.57 Feet to a Found 1/2" Rebar corner to William and Linda Weeks (Deed Book 8512 Page 193, R.O.D.C.);

Thence along the line of William and Linda Weeks, North 32° 50' 18" East for a distance of 118.08 Feet to a Found 1/2" Rebar corner to Lot 18 of Twin Oaks Subdivision Section 2, Phase 2 (Plat 20021206-0150674, R.O.D.C.);

Thence along the line of Lots 18,19,20 of said Twin Oaks Subdivision, North 33° 42' 37" East for a distance of 258.54 Feet to a Found 1/2" Rebar, corner to Lots 20 and 22;

Thence along the line of Lot 22, North 33° 43' 53" East for a distance of 140.02 Feet to a Found 1/2" Rebar in the southerly right of way line of Twin Oaks Drive;

Thence along said southerly right of way line, South 85° 34' 31" East for a distance of 204.10 Feet to a Found 1/2" Rebar at the end of the public right of way for Twin Oaks Drive;

Thence crossing Twin Oaks Drive, North 04° 26' 11" East for a distance of 49.98 Feet to a Found 1/2" Rebar;

Thence along the Northerly right of way line of Twin Oaks Drive, North 85° 22' 45" West for a distance of 815.94 Feet to a Found 1/2" Rebar corner to Hassan Barre, Idel Said, and Hawa Barre (Instrument #20200810-0088868, R.O.D.C.);

Thence along the line of Barre and Said, North 04° 55' 21" East for a distance of 169.45 Feet to a Found 5/8" Rebar in the line of James and Oveta Pyburn;

Thence along the line of Pyburn, South 84° 09' 03" East for a distance of 816.16 Feet to a Found 1/2" Rebar;

Thence continuing with Pyburn, North 04° 39' 11" East for a distance of 70.47 Feet to a Found Concrete Monument in the southwesterly right of way line of Interstate 24;

Thence following said right of way line along a curve to the left having a radius of 5879.58 Feet for an arc length of 252.47 Feet, said curve having a chord bearing of South 51° 05' 43" East for a distance of 252.45 Feet to a Point in a 12" Hackberry;

Thence continuing with the right of way line of Interstate 24, South 52° 19' 31" East for a distance of 91.45 Feet to a Set 1/2" Iron Rebar;

Thence continuing with Interstate 24 along a 5579.58 Feet radius curve to the right (chord bears South 46° 26' 09" East 1145.03 Feet) 1147.05 Feet to a Found 5/8" Rebar corner to Hassan Eslami (Deed Book 11356, Page 45, R.O.D.C.);
Thence along the line of Eslami, North 86° 56' 30" West for a distance of 289.43 Feet to a Found 5/8" Rebar;

Thence continuing with the line of Eslami, South 04° 52' 51" West for a distance of 333.12 Feet to a Found 5/8" Rebar;

Thence continuing with Eslami, South 08° 01' 22" West for a distance of 191.13 Feet to a Found 3/4" Rebar corner to Lion Haven Apartments;

Thence along the line of Lion Haven Apartments the following seven calls:
North 09° 58' 18" West for a distance of 203.49 Feet to a Found 5/8" Rebar;
North 03° 29' 18" East for a distance of 362.84 Feet to a Found Concrete Monument;
North 59° 24' 40" West for a distance of 301.95 Feet to a Found 5/8" Rebar;
North 87° 34' 44" West for a distance of 533.00 Feet to a Point located 6.11 Feet from a Found 5/8" Rebar witness monument;
South 03° 04' 01" West for a distance of 176.06 Feet to a Found Cumberland Iron Monument;
South 28° 53' 28" West for a distance of 160.72 Feet to a Found 1/2" Rebar;
South 36° 58' 22" West for a distance of 412.13 Feet to the Point of Beginning.

GRANTOR'S SOURCE OF TITLE IS SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 201906120056228, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kimberly Hagee, 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 November 5, 2021 (date of document).

Affiant Signature

11/8/2021
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 8th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

