Karen Johnson Davidson County
Batch# 760600 DEEDQC
11/24/2021 12:38:30 PM 6 pgs
Fees: $33.00 Taxes: $0.37
20211124-0156204

This Instrument Prepared By:
James P. Moneyhun, Jr.
BASS, BERRY & SIMS PLC
1700 Riverview Tower
900 South Gay Street
Knoxville, Tennessee 37902

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
HCA - Information Technology & Services, Inc. One Park Plaza Nashville, TN 37203	Same	174 00 0 032.00

THIS INDENTURE, made this 16th day of November, 2021, between:

THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a public nonprofit corporation organized under the laws of the State of Tennessee, being one and the same as The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee.

First Party, and

HCA - INFORMATION TECHNOLOGY & SERVICES, INC., a corporation organized under the laws of the State of Tennessee.

Second Party,

WITNESSETH: that said First Party, for and in consideration of the sum of ONE DOLLAR ($1.00) cash and other good and valuable considerations in hand paid by Second Party, the receipt and sufficiency of which is hereby acknowledged, has quitclaimed and does hereby quitclaim unto the said Second Party the following described premises:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

THIS CONVEYANCE is made subject to applicable easements, restrictions and building set back lines of record.

TOGETHER with all the estate, right, title and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining releasing all claims therein.

In this instrument in every case the plural shall include the singular and vice-versa and each gender the others.

[signature page follows]

IN WITNESS WHEREOF, this instrument has been executed on behalf of First Party by its duly authorized officer on the day and year first above written.

THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

By: Nigel Hodge
Chair

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said City and in said state, Nigel Hodge, Chair of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of October, 2021.

Sharon Wiggs
Notary Public

SHARON WIGGS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 3, 2023
COUNTY OF DAVIDSON

My Commission Expires:
1/3/23

I hereby swear or affirm that the actual consideration of this transfer is $100.00.

Subscribed and sworn to before me, this 16th day of November, 2021.

Affiant

Notary Public

My Commission Expires:
5/7/2024

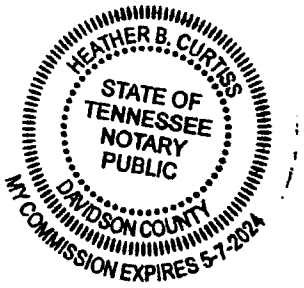


EXHIBIT A

Legal Description of Leased Land

TRACT A

A tract of land in the 32nd Council District, Davidson County, Tennessee, such tract being bounded on the north by Crossings Boulevard (98.4' right of way ("ROW")) and by Amnon Shreibman, as recorded in Instrument Number 20070613-0071106, Register's Office, Davidson County, Tennessee ("RODC"), on the east by the said Amnon Shreibman tract, on the south by Crews Crossings LLC, as recorded in Instrument Number 20051230-0157052, RODC, and on the west by Old Franklin Road (ROW varies), with such tract being described as follows:

Beginning at an iron rod (old) on the southern ROW of said Crossings Boulevard; thence with the said southern ROW of Crossings Boulevard South 83° 02' 11" East 143.03 feet to an iron rod (old); thence with a curve to the right having a length of 725.83 feet, a radius of 1520.77 feet, a central angle of 27° 20'

45", a tangent of 369.96 feet, and a chord bearing and distance of South 69° 20' 47" East 718.96 feet to an iron rod (old) on the southern line of the said Amnon Shreibman tract; thence along said southern line South 55° 39' 29" East 413.59 feet to an iron rod (new) at the northeastern corner of the herein described tract and being on the western line of the said Amnon Shreibman tract; thence with said western line South 07° 43' 30" West 457.11 feet to an iron rod (new) at the southeastern corner of the herein described tract and being the northeastern corner of the said Crews Crossings LLC tract; thence with northern line of the said Crews Crossings LLC tract North 84° 18' 22" West 1257.91 feet to a concrete monument (old) on the eastern ROW of said Old Franklin Road; thence along said ROW North 10° 04' 16" East 168.84 feet to an iron rod (new); thence North 07° 01' 39" East 631.70 feet to an iron rod (old); thence with a curve to the right having a length of 70.69 feet, a radius of 45.00 feet, a central angle of 90° 00' 00", a tangent of 45.00 feet, and a chord bearing and distance of North 51° 57' 49" East 63.64 feet to the point of beginning; containing 905,309 square feet, or 20.78 acres, more or less, according to a survey by Robert M. Searson, Tennessee Registered Surveyor No. 1666, dated July 26, 2011.

TRACT B

A tract of land in the 32nd Council District, Davidson County, Tennessee, such tract being bounded on the north by Crews Crossings LLC, as recorded in Instrument Number 20051230-0157052, Register's Office, Davidson County Tennessee ("RODC"), on the east by Amnon Shreibman, as recorded in Instrument Number 20070613•0071106, RODC, on the south by Interstate 24 (right of way ("ROW") varies), and on the west by Old Franklin Road (ROW varies), with such tract being described as follows:

Beginning at an iron rod (new) on the northern ROW of said Interstate 24 and the eastern ROW of said Old Franklin Road; thence along said eastern ROW with a curve left having a length of 214.81 feet, a radius of 1502.50 feet, a central angle of 08° 11' 29", a tangent of 107.59 feet, and a chord bearing and distance of North 30° 16' 03" East 214.62 feet to an iron rod (new); thence North 14° 02' 57" East 299.18 feet to a concrete monument (old); thence leaving said ROW with the southern line of the said Crews Crossings LLC tract South 84° 18' 22" East 1257.91 feet to an iron rod (new) on the western line of said Amnon Shreibman tract; thence along said western line South 07° 23" 46" West 564.05 feet to an iron rod (new); thence South 07° 19' 00" West 301.22 feet to an iron rod (new); thence South 07° 47' 55" West 770.89 feet to an iron rod (new) on the northern line of said Interstate 24; thence along said northern ROW North 41° 47' 42" West 12.70 feet to an iron rod (new); thence South 48° 09' 55" West 61.02 feet to an iron rod (new); thence North 41° 45' 56" West 1746.03 feet to the point of beginning; containing 1,478,572 square feet, or

33.94 acres, more or less, according to a survey by Robert M. Searson, Tennessee Registered Surveyor No. 1666, dated July 26, 2011.

Being the same property conveyed to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee (being one and the same as The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County), by deed recorded in Instrument No. 20131231-0131092, Register's Office for Davidson County, Tennessee.

30965780.4

Certificate of Authenticity

I, Adam F. Harrer, 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 October 20, 2021.

Date

Affiant Signature

11/18/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of November, 20 21.

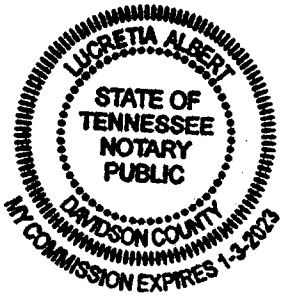
Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)



202111240156204