Karen Johnson Davidson County
Batch# 767544 DEEDQC
12/03/2021 02:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211203-0160898

Space Above This Line for Recorder's Use

This Instrument Prepared by, and
after recording, please return to:

Rittenhouse Law, LLC
414 S. 16th Street, Suite 101
Philadelphia, PA 19146
Attn: James K. Freeman, Esquire
Email:jfreeman@rittenhouselaw.com

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
1185 Freightliner Partners, LLC c/o Alterra Property Group, LLC 414 S. 16th Street, Suite 100 Philadelphia, PA 19146	Same
Map(s) & Parcel No(s).: 094-00-0-108-0	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **FIRSTEXPRESS PROPERTIES, LLC**, a Tennessee limited liability company, on this the day of November 23, 2021, for and in consideration of the sum of One and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto **1185 FREIGHTLINER PARTNERS, LLC**, a Delaware limited liability company, all its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 1185 Freightliner Drive, Nashville, TN 37210.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signatures and notarial acknowledgments on next page.]

[Signature page to Quitclaim Deed]

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 23rd day of November, 2021.

FIRSTEXPRESS PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: James M. Keith
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared James M. Keith, the President of FIRSTEXPRESS PROPERTIES, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 19th day of November, 2021.

_____
Notary Public

My commission expires: 5/5/25

CHRIS RAYBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

_____
Affiant

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Cook

Subscribed and sworn before me this the 23 day of November, 2021.

_____
Notary Public

My commission expires: 1/28/25

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 28, 2025

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

A certain parcel of land in Tennessee lying in Davidson County in the city of Nashville, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a set 5/8 in. rebar, 18 in. length with a plastic cap stamped "KEVIN CROWE TN 1979". All bearings are based Tennessee State Plane Coordinate System, using geoid 09, observed on October 18, 2021.

BEGINNING at a set PK nail with shiner in the east end of the right of way line of Freightliner Drive (50' right of way), approximately 360' east of the centerline intersection of Omohundro Place; thence with the end of said right of way line N 09°17'28" E a distance of 39.42' to a found iron pin (uncapped) at the end of said right of way line, being a common corner to a lot of First Express, Inc. (Deed Book 9901, Page 457); thence leaving said right of way line and with First Express, Inc. the following three (3) calls: 1) N 05°41'18" E a distance of 122.01' to a found iron pin (uncapped); thence 2) N 65°11'06" E a distance of 127.90' to a found iron pin (uncapped); thence 3) N 11°36'58" E a distance of 371.12' to a set iron pin in the line of a lot of Metro Water and Sewer Services (Deed Book 692, Page 422), a common corner to First Express, Inc.; thence leaving said lot of First Express, Inc. and with Metro Water and Sewer Services N 65°15'30" E a distance of 321.28' to an found iron pin (uncapped) in said line of Metro Water and Sewer Services, a common corner to the first lot of Metropolitan Government of Nashville & Davison County, Tennessee (Deed Book 10133, Page 763, hereon known as "Metro"); thence leaving said lot of Metro Water and Sewer Services and with said first lot Metro S 07°58'41" W a distance of 815.64' to a set iron pin in the line of said first lot of Metro, a common corner to a second lot of Metro (Deed Book 10164, Page 174); thence leaving said first lot of Metro and with said second lot of Metro N 76°07'45" W a distance of 399.50' to the point of beginning, having an area of 224,446.8 square feet, or 5.15 acres, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

Being the same property conveyed to FirstExpress Properties, LLC, a Tennessee limited liability company by deed from Joseph R. Nacarato and Michael J. Nacarato, Jr. of record in Instrument No. 20120329-0026629, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that portion conveyed by Warranty Deed to the Metropolitan Government of Nashville & Davidson County, Tennessee from Prentice L. Andrews, dated August 16, 1996 and recorded August 22, 1996 recorded in Book 10164 Page 174, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kristina Porter, 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 23, 2021 (date of document).

Affiant Signature

11/23/21
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 23rd day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 1/28/25

NOTARY'S SEAL

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 28, 2025