This instrument prepared by:
Miranda Christy
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 785904 DEEDQC
01/10/2022 12:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220110-0002703

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
ECG Richland Creek, LP 118 16th Ave. South, Suite 200 Nashville, Tennessee 37203	Same	091-14-0-109.00 091-15-0-007.00 091-15-0-006.00

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, **MELROSE COMPANY**, a Tennessee joint venture (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ECG RICHLAND CREEK, LP**, a Tennessee limited partnership (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), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, buildings, structures, fixtures, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The Property is improved property known as 5330, 5324, and 5320 Charlotte Pike, Nashville, Tennessee.

This conveyance is subject to any and all matters of record; to any and all easements, encumbrances, and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.

Subscribed and sworn to before me this the 21 day of December, 2021.

Affiant

Notary Public

My Commission Expires:

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS our hands this the 23rd day of December, 2021.

GRANTOR:

MELROSE COMPANY,
a Tennessee joint venture

By: _____
Name: Joan K. Raskin
Its: Co-Trustee

By: _____
Name: John W. Campbell, Jr.
Its: Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joan K. Raskin, the Co-Trustee of Melrose Company, a Tennessee joint venture, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Co-Trustee executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Joan K. Raskin, as such Co-Trustee.

Witness my hand and official seal this 23rd day of December, 2021.

My Commission Expires:

_____

_____
Notary Public

JESSICA WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2022

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John W. Campbell, Jr., the Co-Trustee of Melrose Company, a Tennessee joint venture, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Co-Trustee executed the foregoing instrument for the purposes therein expressed and contained, by signing the name John W. Campbell, Jr., as such Co-Trustee.

Witness my hand and official seal this 23rd day of December, 2021.

My Commission Expires:

_____

_____
Notary Public

JESSICA WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2022

EXHIBIT A

TRACT 1

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the northerly right-of-way line of Charlotte Avenue, at a corner common with the property of Gordan R. Womack, Et Ux, as of record in Deed Book 1166, Page 200, at the Register's Office for Davidson County, Tennessee, said iron rod set being located 179.3 feet for a tack in lead at the intersection with the westerly right-of-way line of Morrow Road;

Thence with the northerly right-of-way line of Charlotte Avenue South 73 deg 49 min 27 sec West, 259.52 feet to a pk nail set;

Thence North 16 deg 10 min 33 sec West, 3.00 feet to an existing pk nail;

Thence South 73 deg 49 min 27 sec West, 247.00 feet to a point at a corner common with Metro Government of Nashville and Davidson County, as of record in Instrument Number: 20091125-0108464, at the Register's Office for Davidson County, Tennessee, said point also being the center of Richland Creek;

Thence leaving the northerly right-of-way line of Charlotte Avenue, with the easterly property line of Metro Government of Nashville and Davidson County, and the center of Richland Creek for the following three calls;

1) North 03 deg 36 min 27 sec East, 458.85 feet to a point;
2) North 15 deg 21 min 27 sec East, 48.15 feet to a point;
3) North 28 deg 26 min 27 sec East, 93.03 feet to a point in the southerly right-of-way line of Interstate 40;

Thence with the southerly right-of-way line of Interstate 40, North 71 deg 26 min 27 sec East, 60.00 feet to an iron rod set;

Thence North 79 deg 01 min 27 sec East, 490.20 feet to an iron rod set at the intersection with the westerly right-of-way line of Morrow Road;

Thence leaving the southerly right-of-way line of Interstate 40, with the westerly right-of-way line of Morrow Road, South 03 deg 58 min 33 sec East, 327.47 feet to a pk nail set, at a corner common with Gordan R. Womack, Et Ux;

Thence leaving the westerly right-of-way line of Morrow Road, with the northerly property line of Gordan R. Womack, Et Ux, South 72 deg 28 min 07 sec West, 184.22 feet to an iron rod set;

Thence with the westerly property line of Gordan R. Womack, Et Ux, South 05 deg 12 min 08 sec East, 178.94 feet to the POINT OF BEGINNING. Containing 306,244 square feet or 7.030 acres more or less.

TRACT 2

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a tac in lead at the intersection of the northerly right-of-way line of Charlotte Avenue, width varies, and the westerly right-of-way line of Morrow Road, width varies;

Thence leaving the westerly right-of-way line of Morrow Road, with the northerly right-of-way line of Charlotte Avenue, South 73 deg 55 min 23 sec West, 179.25 feet to an existing iron rod, at a corner common with the property of Joan K. Raskin & John W. Campbell, Jr. Trustee, as of record in Instrument Number: 20200211-0015585, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Charlotte Avenue, with the easterly property line of Joan K. Raskin & John W. Campbell, Jr., Trustee, North 05 deg 12 min 08 sec West, 178.94 feet to an existing iron rod, at a corner common with the property of Joan K. Raskin & John W. Campbell, Jr., Trustee, as of record in Instrument Number: 20200211-0015586, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Joan K. Raskin & John W. Campbell, Jr., Trustee, North 72 deg 28 min 07 sec East, 184.22 feet to an existing pk nail in the westerly right-of-way line of Morrow Road;

Thence with the westerly right-of-way line of Morrow Road, South 03 deg 58 min 33 sec East, 184.50 feet to the POINT OF BEGINNING. Containing 32,270 square feet or 0.741 acres more or less.

Being the same property conveyed to ECG Richland Creek, LP by deed of record at Instrument No. ___**202201100002702**_____, Register’s Office for Davidson County, Tennessee

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 December 23, 2021.

December 23, 2021

Date

Affiant Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 10/2/2023
Date

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023