This Instrument prepared by and after recording return to:
Gregory S. Perrone, PC
109 Westpark Drive, Ste 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 788597 DEEDQC
01/12/2022 11:21:50 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220112-0004193

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Grandview Eight, LLC 7175 Nolensville Rd., Ste 207 Nolensville, TN 37135	P/O Map/Par 182-00-0-011.00	Same as New Owner

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Evergreen Hills, G.P., a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **Grandview Eight, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain tracts or parcels of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property").

The Property is improved property known as Evergreen Hills, Phase 3, Nashville, Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated effective this the 11th day of January 2022.

[Signature pages follow]

[Signature page to Quitclaim Deed]

GRANTOR:

EVERGREEN HILLS, G.P.,
A Tennessee general partnership

By: _____
Fred Yazdian, its Partner

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Carrie Borden, a Notary Public of said County and State, personally appeared Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

WITNESS my hand and seal at office this 11th day of January, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 11/22/25

CARRIE BORDEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF Williamson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
This 11th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 11/22/25

CARRIE BORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit H

Prepared By: **Anderson, Delk, Epps & Associates, Inc.**
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description

Portion of
Evergreen Hills, G.P. Property
Proposed Evergreen Hills
Phase Three

Being a 13.710 more or less tract of land lying in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Evergreen Hills, G.P. as evidenced by deed of record in Instrument No. 20060524-0061022, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated December 16, 2021 as follows:

Beginning at a point in the southerly line of Cane Ridge Farms, Phase 6, Section 3, of record in Instrument No. 20060601-0065480, Register's Office Davidson County, Tennessee, said point being the most northwesterly corner of the EGH Land Development, LLC Property of record in Instrument No. 20200601-0055975, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said EGH Land Development property, the following calls:
South 13 Degrees 33 Minutes 52 Seconds West a distance of 200.98 feet to a point;
Thence South 10 Degrees 54 Minutes 06 Seconds West a distance of 112.90 feet to a point;
Thence South 07 Degrees 41 Minutes 30 Seconds West a distance of 106.87 feet to a point;
Thence South 01 Degrees 28 Minutes 16 Seconds West a distance of 47.84 feet to a point;
Thence North 88 Degrees 31 Minutes 44 Seconds West a distance of 23.01 feet to a point;
Thence South 01 Degrees 28 Minutes 16 Seconds West a distance of 185.00 feet to a point;
Thence South 88 Degrees 31 Minutes 44 Seconds East a distance of 10.28 feet to a point;
Thence South 01 Degrees 28 Minutes 16 Seconds West a distance of 110.00 feet to a point;
Thence leaving the westerly line of said EGH property and with a new line, severing said Evergreen Hills, G.P. property, the following calls:
North 88 Degrees 31 Minutes 44 Seconds West a distance of 195.00 feet to a point;
Thence North 01 Degrees 28 Minutes 16 Seconds East a distance of 110.00 feet to a point;
Thence North 88 Degrees 31 Minutes 44 Seconds West a distance of 17.27 feet to a point;
Thence North 01 Degrees 28 Minutes 16 Seconds East a distance of 185.00 feet to a point;
Thence North 88 Degrees 31 Minutes 44 Seconds West a distance of 45.00 feet to a point;
Thence North 00 Degrees 01 Minutes 01 Seconds East a distance of 108.01 feet to a point;
Thence North 07 Degrees 35 Minutes 16 Seconds East a distance of 122.40 feet to a point;
Thence North 79 Degrees 37 Minutes 16 Seconds West a distance of 245.00 feet to a point;
Thence South 89 Degrees 11 Minutes 45 Seconds West a distance of 57.63 feet to a point;
Thence South 56 Degrees 21 Minutes 22 Seconds West a distance of 120.32 feet to a point;
Thence South 33 Degrees 38 Minutes 37 Seconds East a distance of 10.14 feet to a point;
Thence South 56 Degrees 21 Minutes 23 Seconds West a distance of 166.34 feet to a point;
Thence South 78 Degrees 45 Minutes 32 Seconds West a distance of 320.90 feet to a point in the easterly line of the Green Trails, LLC property of record in Instrument No. 20151218-0127553, Register's Office Davidson County, Tennessee;
Thence with the easterly line of said Green Trails, LLC property,
North 11 Degrees 14 Minutes 28 Seconds West a distance of 635.20 feet to a ½" rebar found;

Thence with the southerly line of the Ahmed Omer Property of record in Instrument No. 20150603-0051910, Register's Office Davidson County, Tennessee,
South 83 Degrees 53 Minutes 35 Seconds East a distance of 352.89 feet to a ½" rebar found;
Thence with the southerly line of Cane Ridge Farms, Phase 6, Section One, of record in Instrument No. 20050209-0015098, Register's Office Davidson County, Tennessee, and the southerly line of the afore-said plan of Cane Ridge Farms, Phase 6, Section 3, South 79 Degrees 37 Minutes 16 Seconds East a distance of 972.99 feet to the Point of Beginning, containing 597,227 Square Feet or 13.710 Acres, more or less.