Karen Johnson Davidson County
Batch# 793935 DEEDQC
01/21/2022 02:39:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220121-0008241

This Instrument prepared by Ingram Yuzek Gainen Carroll & Bertolotti, LLP, 150 East 42nd Street, 19th floor, New York, NY 10017, Attn: Deborah N. Korman, Esq.

After recording return to: Sunroad Brentwood Oaks Apartments, LLC, c/o Sunroad Enterprises, 8620 Spectrum Center Blvd., Suite 1100, San Diego, CA, 92123, Attn: Karl H. Winters

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sunroad Brentwood Oaks Apartments, LLC 8620 Spectrum Center Blvd., Suite 1100 San Diego, CA, 92123	Map/Parcel Nos.: 172-000-113.00, 172-020-100.00, and 172-000-266.00.	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, Brentwood General Partnership, a Tennessee general partnership, successor by merger to Brentwood Oaks Apartment, L.P., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto Sunroad Brentwood Oaks Apartments, LLC, a Delaware 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 appurtenances, privileges, and easements, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property").

The Property is improved property known as Brentwood Oaks Apartments, 100 Brentwood Oaks Drive, Nashville, TN 37211, and (ii) unimproved property commonly known as 0 Woodland Hills Drive, Nashville, TN 37211 (Davidson County, Tennessee).

The Property is conveyed expressly subject to ad valorem property taxes for the year 2022 and subsequent years and all limitations, restrictions, and encumbrances as may affect the Property.

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 13th day of January, 2022.

[Signature pages follow]

[Signature page to Quitclaim Deed]

GRANTOR: **BRENTWOOD GENERAL PARTNERSHIP,**
a Tennessee general partnership
By: Brentwood Oaks LLC I,
a Delaware limited liability company, its General Partner
By: SWP Manager LLC, a Delaware limited liability company, its Manager

By: _____
William A. Freydberg,
Vice President

By: Brentwood Oaks LLC II,
a Delaware limited liability company, its General Partner
By: SWP Manager LLC, a Delaware limited liability company, its Manager

By: _____
William A. Freydberg,
Vice President

STATE OF NEW YORK

COUNTY OF NEW YORK

Before me, Deborah Nan Korman, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **William A. Freydberg**, 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 Vice President of SWP Manager LLC, the Manager of Brentwood Oaks LLC I and Brentwood Oaks LLC II, the General Partners of the within named bargainor, a Tennessee general partnership, and that he as such Vice President of the Manager of the General Partners of such bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself in his capacity as Vice President.

Witness my hand seal at office this 10th day of January, 2022.

DEBORAH NAN KORMAN
Notary Public, State of New York
No. 02K05074908
Qualified in Nassau County
Commission Expires Mar. 24, 2024

_____
Notary Public

My Commission Expires: _____

[Affidavit to Quitclaim Deed]

STATE OF NEW YORK)
COUNTY OF NEW YORK)

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 10th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: _____

DEBORAH NAN KORMAN
Notary Public, State of New York
No. 02K05074908
Qualified in Nassau County
Commission Expires Mar. 24, 2024

693102_2/02675-0021

EXHIBIT A

Property Description

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Old Hickory Boulevard and being the total tract as shown on the plat of Brentwood Oaks as of record in Book 6230, Page 446, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, said point being the northwesterly corner of the property conveyed to Robert T. Phillips, et al. by deed of record in Book 5224, Page 711, R.O.D.C.

THENCE, leaving said southerly margin of Old Hickory Boulevard S 14° 54' E, 394.04 feet to a point;

THENCE, S 86° 27' E, 164.78 feet to a point;

THENCE, S 82° 29' E, 217.24 feet to a point;

THENCE, S 83° 53' E, 90.64 feet to a point;

THENCE, S 04° 51' W, 1,110.00 feet to a point;

THENCE, S 06° 52' E, 200.00 feet to a point;

THENCE, S 15° 53' E, 273.63 feet to a point;

THENCE, S 33° 32' E, 231.00 feet to a point;

THENCE, S 60° 21' W, 12.80 feet to a point;

THENCE, N 66° 37' W, 143.37 feet to a point;

THENCE, S 88° 38' W, 124.09 feet to a point;

THENCE, S 07° 52' W, 25.00 feet to a point;

THENCE, N 88° 34' W, 245.00 feet to a point;

THENCE, S 03° 27' W, 180.00 feet to a point;

THENCE, S 89° 25' W, 290.00 feet to a point;

THENCE, with a curve to the left 149.97 feet to a point, said curve having a central angle of 39° 58', a radius of 215.00 feet, a tangent of 78.18 feet and a chord of S 69° 26' W, 146.95 feet;

THENCE, N 40° 33' W, 50.00 feet to a point;

THENCE, with a curve to the left 125.00 feet to a point, said curve having a central angle of 71° 37', a radius of 100.00 feet, a tangent of 72.14 feet and a chord of N 13° 38' E, 117.02 feet;

THENCE, N 22° 10' W, 352.00 feet to a point;

THENCE, with a curve to the left 283.91 feet to a point, said curve having a central angle of 26° 10', a radius of 610.00 feet, a tangent of 144.57 feet and a chord of N 35° 30' W, 281.35 feet;

THENCE, N 48° 50' W, 327.83 feet to a point;

THENCE, with a curve to the left 38.27 feet to a point, said curve having a central angle of 87° 42', a radius of 25.00 feet, a tangent of 24.03 feet and a chord of S 87° 19' W, 34.64 feet;

THENCE, N 46° 32' W, 50.00 feet to a point;

*as revised by First Revision Brentwood Oaks of record in Book 6900, page 91 and by Second Revision Brentwood Oaks of record in Book 6900, page 174.

CONTINUED

THENCE, with a curve to the left 35.17 feet to a point, said curve having a central angle of 02° 36', a radius of 775.00 feet, a tangent of 17.59 feet, and a chord of N 42° 10' E, 35.17 feet;

THENCE, N 47° 45' W, 271.88 feet to a point;

THENCE, N 23° 45' E, 90.00 feet to a point;

THENCE, S 86° 00' E, 112.00 feet to a point;

THENCE, N 17° 50' E, 275.00 feet to a point;

THENCE, with a curve to the left 25.00 feet to a point, said curve having a central angle of 01° 09', a radius of 1,245.65 feet, a tangent of 12.50 feet and a chord of S 75° 08' 30" E, 25.00 feet;

THENCE, S 75° 43' E, 130.06 feet to a point;

THENCE, with a curve to the left 39.27 feet to a point, said curve having a central angle of 90° 00', a radius of 25.00 feet, a tangent of 25.00 feet and a chord of N 59° 17' E, 35.36 feet;

THENCE, N 14° 17' E, 56.85 feet to a point;

THENCE, with a curve to the left 169.80 feet to a point, said curve having a central angle of 10° 45', a radius of 905.00 feet, a tangent of 85.15 feet and a chord of N 08° 54' E, 169.55 feet;

THENCE, N 03° 32' E, 146.86 feet to a point;

THENCE, with a curve to the left 232.48 feet to a point, said curve having a central angle of 23° 04', a radius of 577.47 feet, a tangent of 117.84 feet and a chord of N 08° 00' W, 230.92 feet;

THENCE, N 19° 32' W, 20.01 feet to a point;

THENCE, with a curve to the left 38.07 feet to a point in the southerly margin of Old Hickory Boulevard, said curve having a central angle of 87° 14', a radius of 25.00 feet, a tangent of 23.82 feet and a chord of N 63° 09' W, 34.49 feet;

THENCE, with said southerly margin of Old Hickory Boulevard, with a curve to the left 97.56 feet to a point, said curve having a central angle of 05° 40', a radius of 985.09 feet, a tangent of 48.82 feet and a chord of N 70° 23' E, 97.53 feet;

THENCE, leaving said southerly margin with a curve to the left 38.00 feet to a point, said curve having a central angle of 87° 05', a radius of 25.00 feet, a tangent of 23.76 feet and a chord of S 24° 01' W, 34.48 feet;

THENCE, S 19° 32' E, 20.01 feet to a point;

THENCE, with a curve to the right 145.65 feet to a point, said curve having a central angle of 13° 18', a radius of 627.47 feet, a tangent of 73.15 feet and a chord of S 12° 54' E, 145.32 feet;

THENCE, N 81° 46' E, 223.05 feet to a point;

THENCE, S 54° 00' E, 190.00 feet to a point;

THENCE, N 17° 05' E, 46.03 feet to a point;

THENCE, N 25° 25' W, 381.91 feet to a point in the southerly margin of Old Hickory Boulevard;

THENCE, with said southerly margin of Old Hickory Boulevard the following calls:

N 65° 09' E, 262.09 feet to a point;
S 24° 51' E, 5.00 feet to a point;
N 65° 09' E, 28.20 feet to a point;

With a curve to the left 51.40 feet to the Point of Beginning, said curve having a central angle of 02° 29', a radius of 1,186.00 feet, a tangent of 25.71 feet and a chord of N 63° 54' 30" E, 51.40 feet;

Containing 52.00 acres, more or less.

Included in the above description, but specifically excluded therefrom, is that portion of Woodland Hills Drive and the extension of Brentwood Oaks Drive, as dedicated on the plan of Brentwood Oaks, of record in Book 6250, page 446, in the Register's Office for Davidson County, Tennessee, which said rights of way contain 1.67 acres.

Being a portion of the same property conveyed to Brentwood Oaks Apartments L.P., a Tennessee limited partnership, by deed from The Northwestern Mutual life Insurance Company, a Wisconsin corporation, of record in Instrument No. 200108290093579 and instrument No. 200108290093580, in the Register's Office of Davidson County, Tennessee.

Tennessee Register of Deeds Association
President Sheena R Tinsley

I, Margo Zhao, 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 January 13, 2022.

Affiant Signature

Date: January 13, 2022
State of New York
County of New York
Sworn to and subscribed before me this 13th day of January, 2022

Notary's Signature

JED LEVINE
Notary Public, State of New York
No. 01LE6109294
Qualified in Queens County
Commission Expires 5/3/2024

MY COMMISSION EXPIRES: May 3, 2024
Notary's Seal (if on paper)