This Instrument Prepared By
and Upon Recording Return To:
Josiah R. Reid, Esq.
Buchalter PC
16435 N. Scottsdale Rd., Ste. 440
Scottsdale, AZ 85254

Karen Johnson Davidson County
Batch# 800594 DEEDQC
02/04/2022 11:38:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220204-0013251

QUITCLAIM DEED

Name and Address of New Owner:	Send Tax Bills To:	Parcel No.:
Due West Owner LLC 4303 Gallatin Pike, Ste. 103 Nashville, TN 37216 Attn: Bruce Most	SAME	05106006000

STATE OF TENNESSEE)
COUNTY OF DAVISON)

The actual consideration or value, whichever is greater, for this transfer is ~~Zero Dollars~~ ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of February, 2022.

Notary Public

My Commission Expires: 11/3/25

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Due West Partners LLC,** a Tennessee limited liability company ("***Grantor***"), does hereby quitclaim, transfer, grant and convey unto **Due West Owner LLC**, a Tennessee limited liability company ("***Grantee***"), and by these presents does quitclaim, transfer and convey unto Grantee's successors and assigns, that certain real property in Davidson County, State of Tennessee, more particularly described in **Exhibit E** attached hereto and incorporated by this reference.

This is unimproved property known as 620 West Due West Avenue, Nashville, Tennessee.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

SIGNATURE PAGE
TO
QUITCLAIM DEED

Witness my hand this ___ day of _____ 2022.

GRANTOR:

DUE WEST PARTNERS LLC, a Tennessee limited liability company

By:_____
Bruce Most, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, notary public of the state and county aforementioned, personally appeared Bruce Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Representative of Due West Partners LLC, a Tennessee limited liability company, the within named bargainor, and that such person, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by such person as Authorized Representative.

Witness my hand and seal, this 31 day of February, 2022.

KAREN HILLEBRAND
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
Exp. 11/5/25

_____
NOTARY PUBLIC

EXHIBIT A

to Quitclaim Deed

Description of Property

A tract of land in the 11th District, Davidson County, Tennessee. Tract being bounded on the north and west by Due West Towers, LLC as recorded in Instrument Number 201606080058131, Register's Office Davidson County, Tennessee (RODC), on the south by the northern ROW of West Due West Avenue, on the west by the Marion Doyle Tract as recorded in Book 6226, Page 945, RODC and by the eastern ROW of Interstate 65. Tract being described as follows:

Point of Beginning being an iron rod old; thence along the common line of the said the Marion Doyle Tract North 06deg.09'55 " East a distance of 531.07' to an iron rod new, thence with the eastern ROW of said Interstate 65 North 37deg.04'54" East a distance of 280.73' to an iron rod new; thence with the common line of the said Due West Towers tract South 76deg.36'03" East 200.89' to an iron rod new; thence North 16deg.46' 36" East 57.26' to an iron rod new, thence South 82deg.15'15" East 169.29' to an iron rod new; thence with a new line South 06deg.09' 55" West 813.89' to an iron rod new; thence with the northern ROW of West Due West Avenue North 82deg.47'06" West a distance of 413.13' to an iron rod new; thence North 07deg.40'24" East a distance of 5.91' to an iron rod old; thence North 82deg 42' 11" West a distance of 110.42' to the point of beginning.

Containing an area of 393,960 square feet or 9.04 acres.

Being the same property conveyed to Due West Partners, LLC by deed of record in Instrument No. 20201013-0118637, Register's Office for Davidson County, Tennessee.