Karen Johnson Davidson County
Batch# 803032 DEEDQC
02/10/2022 08:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220210-0015328

2nd

QUITCLAIM DEED

SUSAN BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 8th day of February 2022. Notary Public My commission expires: 1/6/2024

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob Giesecke

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Rowan Propco, LLC 2405 Dickerson Pike Nashville, Tennessee 37207	New Owner	163-00-0-062.00

FOR AND IN CONSIDERATION of the sum of $0.00, 5200 HICKORY HOLLOW PARTNERS, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto ROWAN PROPCO, LLC, a Delaware limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is unimproved property known as 5200 Hickory Hollow Parkway, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 4th day of February, 2022.

5200 HICKORY HOLLOW PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: Frank E. Neal IV
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank E. Neal IV, 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 Authorized Signatory of 5200 Hickory Hollow Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Authorized Signatory of company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Frank E Neal IV, Authorized Signatory of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of February, 2022.

_____
Notary Public

My Commission Expires: 1/8/2024

SUSAN BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Situate in the City of Nashville, the 32nd Council District of Davidson County and the State of Tennessee and being more particularly described as follows:

BEGINNING at a found ½" iron pin without a cap on the common corner of Lot "D" of Hickory Hollow Mall, Section 2, Revised, as recorded in PB 5200, Page 34, in the name of Tomlinson Properties, LLC, as recorded in Instrument No. 20101117-0091826, in the Register's Office of Davidson County, Tennessee, and Lot 2 of Hickory Hollow Mall, Section 17, Revision 1, as recorded in Instrument No. 20021120-0144169, in the name of Amsouth Bank, an Alabama corporation, as recorded in Instrument No. 20021008-0122826; thence along the Westerly line of said Lot "D" of Hickory Hollow Mall, South 41° 56' 29" West, a distance of 365.71 feet to a set iron pin and cap on the Northerly right-of-way line of Hickory Hollow Avenue; thence along said Northerly right-of-way line of Hickory Hollow Avenue the following two courses:

North 57° 42' 15" West, a distance of 538.73 feet to a set iron pin and cap, along a curve to the left, a distance of 175.86 feet, said curve having a radius of 1,814.17 feet, subtended by a chord bearing North 62° 17' 27" West, a distance of 175.79 feet to a set iron pin and cap on the Southeast corner of Lot 52 of Mill Park Commons, as recorded in Instrument No. 20051128-0143120, in the name of Vastland Development, Inc, as recorded in Instrument No. 20051128-0143118; thence along said Easterly of said Lot 52 the following two courses:

North 26° 39' 24" East, a distance of 106.20 feet to a found 5/8" iron pin without cap; thence North 13° 54' 13" East, a distance of 287.73 feet to a set iron pin and cap on the Southwesterly corner of Hickory Trace, as recorded in Plat Book 5200, Page 726, in the name of PC Hickory, LLC, as recorded in Instrument No. 20131107-0115590; thence along the Southerly line of said Hickory Trace, and in part along the Southerly line of Lot 1 of the aforementioned Hickory Hollow Mall, Section 17, I the name of E3 Partners, GP, as recorded in Instrument No. 20151109-0113693, South 57° 23' 54" East, a distance of 676.47 feet to a set iron pin and cap on the Southwesterly corner of the aforementioned Lot 2 of Hickory Hollow Mall, Section 17; thence along said Southerly line of Lot 2, South 57° 33' 31" East, a distance of 200.00 feet to the POINT OF BEGINNING.

Being the same property conveyed to 5200 Hickory Hollow Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from Everest Investments, G.P., of record in Instrument No. 20200214-0017036, and by Quitclaim Deed of record in Instrument No. 20200214-0017037, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 2/8/2022 (date of document).

Affiant Signature

2/9/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY