(3)

PREPARED BY:
BRIDGEHOUSE TITLE, LLC
342 Cool Springs Blvd., Ste. 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration is $0.00

Affiant: _____

Notary Public: _____
My Commission Expires:

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

ADDRESS OF NEW OWNER:
Kesser Oakleigh LLC
1368 Cedarhurst Ave.
Cedarhurst, NY 11516

SEND TAX BILLS TO:
New Owner

MAP/PARCEL
164/180.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **SBDT Nashville, LLC, a Delaware limited liability company as to a 2.163% undivided interest, 418 Central DE LLC, a Delaware limited liability company as to a 0.634% undivided interest, PCH Bay 1031, LLC, a Delaware limited liability company as to a 5.781% undivided interest,** (hereinafter referred to as "**GRANTORS**") does quitclaim and convey to the hereinafter described property to **Kesser Oakleigh LLC, a Delaware limited liability company as to 8.578% undivided tenant in common interest,** (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

The above tract is subject to all Easements, Restrictions, Covenants of Record and to the findings of a title report.

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

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

Property known as: 3562 Pin Hook Road, Antioch, TN 37013.

IN WITNESS WHEREOF, this document was executed this 15, day of February 2022.

Karen Johnson Davidson County
Batch# 806981 **DEEDQC**
02/16/2022 03:50:06 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220216-0018266

SBDT NASHVILLE, LLC, a Delaware limited liability company

By:_____
Name: Aaron Gorin
Its: Authorized Signatory

418 CENTRAL DE LLC, a Delaware limited liability company

By:_____
Name: Aaron Gorin
Its: Authorized Signatory

PCH BAY 1031, LLC, a Delaware limited liability company

By:_____
Name: Aaron Gorin
Its: Authorized Signatory

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Aaron Gorin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged himself to be an Authorized Signatory of **SBDT NASHVILLE, LLC; 418 CENTRAL DE LLC; PCH BAY 1031, LLC, each a Delaware limited liability company;** and that he executed the within instrument for the purposes therein contained by himself as said Authorized Signatory.

WITNESS my hand and seal at office, this 14th day of February 2022

_____
Notary Public

SHARON HOLAS
Notary Public - State of Florida
Commission # GG 348333
My Comm. Expires Sep 24, 2023
Bonded through National Notary Assn.

EXHIBIT A

Land situated in the 33rd Council District Nashville, County of Davidson, and the State of Tennessee, being more particularly described as follows:

Commencing at the approximate centerline intersection of Grovedale Trace and Pinhook Road, Thence westerly 483.5 feet to a capped iron rod set on the northerly margin of Pinhook Road, said rod being the corner of the final plat of Section One Harvest Grove of record Instrument Number 20080726-0090037, also said rod being the southeast corner of Tract I-A and the point of BEGINNING;

With the margin of Pinhook Road for the next 7 calls:

THENCE, North 81 degrees 49 minutes 49 seconds West, a distance of 18.79 feet to an iron rod set;

THENCE with a curve turning to the right with an arc length of 14.15 feet with a radius of 198.32 feet with a chord bearing of North 79 degrees 47 minutes 09 seconds West, with a chord length of 14.15 feet to on iron rod set;

THENCE with a compound curve turning to the right with an arc length of 135.76 feet, with a radius of 36,959.15 feet, with a chord bearing of North 77 degrees 38 minutes 10 seconds West, with a chord length of 135.76 feet to an iron rod set;

THENCE with a reverse curve turning to the left with an arc length of 15.48 feet, with a radio of 201.40 feet, with a chord bearing of North 79 degrees 43 minutes 59 seconds West with a chord length of 15.48 feet to on iron rod set;

THENCE with a reverse curve turning to the right with an arc length of 149.13 feet, with a radius of 40,599.60 feet with a chord bearing of North 81 degrees 49 minutes 49 seconds West with a chord length of 149.13 feet to an iron rod set;

THENCE with a compound curve turning to the right with an arc length of 24.47 feet with a radius of 25.14 feet, with a chord bearing of South 70 degrees 17 minutes 01 second West with a chord length of 23.52 feet to an iron rod set;

THENCE, North 81 degrees 49 minutes 48 seconds West, a distance of 119.91 feet to an iron rod set also a common corner with Normandy II General Partnership of record in Instrument Number 20110630-0050249, in the Register's Office for Davidson County, Tennessee;

THENCE leaving the margin of Pinhook Road and with the line easterly line of Normandy North 08 degrees 32 minutes 48 seconds East, a distance of 2,717.54 feet to an iron rod found at the common corner of Timber Trails Townhomes, of record in Instrument Number 20170515-0047747 and Fawn Crossing, Section 6 of record in Instrument Number 20161215-0131494 in the Register's Office for Davidson County, Tennessee;

THENCE with the southerly line of Fawn Crossing South 81 degrees 36 minutes 39 seconds East, a distance of 180.79 feet to the corner of Fahim Eryon, of record in Instrument Number 20160617-0061412, in the Register's Office for Davidson County, Tennessee, for a total distances of 236.74 feet to an iron rod found leaning;

THENCE with the line of Eryon, South 81 degrees 30 minutes 52 seconds East, a distance of 237.03 feet to an iron rod found, said rod also being the northwest corner of said Section One Honest Grove:

With the westerly line of Section One of Section One Harvest Grove for the next three calls:

THENCE, South 08 degrees 45 minutes 53 seconds West, a distance of 555.73 feet to an iron rod set;

THENCE, South 08 degrees 30 minutes 44 seconds West, a distance of 1,404.68 feet to an iron rod set;

THENCE, South 08 degrees 27 minutes 44 seconds West, a distance of 754.93 feet to the point of Beginning, containing 1,280,889.53 square feet, or 29.41 acres of land more or less, as described in a survey by Dale and Associates, under the supervision of Steven C. Matthews. TN RLS #2352, dated October 9, 2017, Project Number 13143.

Being the same property conveyed to SBDT Nashville, LLC, a Delaware limited liability company having a 11% undivided interest; 418 Central DE LLC, a Delaware limited liability company having a 2.4% undivided interest; Oakleigh CGC LLC, a Delaware limited liability company having a 53.1% undivided interest; and PCH Bay 1031 LLC, a Delaware limited liability company having a 33.5% undivided interest, as tenants in common, by Limited Warranty Deed from The Reserve at Oakleigh, LLC, a Tennessee limited liability company, dated February 5, 2020, of record in Instrument No. 20200207-0014364, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Kesser Oakleigh LLC, a Delaware limited liability company as to 21.485% undivided tenant in common interest and GEB Holdings LLC, a New York limited liability company as to 0.652% undivided tenant in common interest by Quitclaim Deed from Oakleigh CGC LLC, a Delaware limited liability company, dated February 15, 2022 of record in Instrument No. 20220216-0018205, Register's Office for Davidson County, Tennessee.