Karen Johnson Davidson County
Batch# 816948 DEEDQC
03/07/2022 03:51:26 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220307-0025867

Prepared by and Return to:	Property Owner and Mail Tax Bills to:	Property Address:	Tax Parcel No:
REED District Landco Partners LLC c/o Hines Interests Limited Partnership Five Ravinia Drive Atlanta, GA 30346	c/o Hines Interests Limited Partnership Five Ravinia Drive Atlanta, GA 30346	131 15th Avenue North, Nashville, TN	093-09-0-018.00

QUITCLAIM DEED

THIS INDENTURE is made and entered into as of the 1 day of March, 2022, by and between **P&R HOLDINGS OF BIRMINGHAM, ALABAMA,** an Alabama General Partnership ("Grantor"), and **REED DISTRICT LANDCO PARTNERS LLC**, a Delaware limited liability company ("Grantee").

WITNESSETH:

THAT for and in consideration of ZERO DOLLARS ($0.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby quitclaim unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to those tracts or parcels of land lying and being in Davidson County, Tennessee and being more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

P&R HOLDINGS OF BIRMINGHAM, ALABAMA, an Alabama General Partnership

By: _____

Name: ROGER REDMOND

Title: Mgr

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, a Notary Public of the State and County aforesaid, personally appeared ROGER REDMOND, 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 PRESIDENT of P&R HOLDINGS OF BIRMINGHAM, ALABAMA the within named bargainor, a limited liability company, and that they, as such PRESIDENT, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themself as such PRESIDENT.

WITNESS my hand, at office, this 23 day of February, 2022

_____
Notary Public

My Commission Expires:

_____

STATE OF ALABAMA NOTARY PUBLIC

MICHELE L PARKER
My Commission Expires
December 27, 2025

DocuSign Envelope ID: 6F3278D4-7BB0-45ED-8432-B7FBF0953335

AFFIDAVIT OF VALUE

I, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

AFFIANT:

REED DISTRICT LANDCO PARTNERS LLC,
a Delaware limited liability company

By: Hines REED District LLC,
a Delaware limited liability company,
Its Administrative Member

By: Hines REED District Associates LP,
a Texas limited partnership,
Its sole member

By: Hines Interests Limited Partnership,
a Delaware limited partnership, its general partner

By: _____ DS DS

Vikram Mehra
Senior Managing Director

Subscribed and sworn to before me this 24 day of February, 2022.

_____
Notary Public

My Commission Expires: 5/2/2022

MORGAN R. HEMPHILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

EXHIBIT "A"

Being a tract of land in the 19th Civil district of Davidson County, Tennessee, and consisting of parts of Lots 22 and 23 from the Map of Boyd Home Tract, as recorded in Plat Book 21, Page 39, Register's Office of Davidson County (RODC). Tract being bounded on the north by the southern Right of Way (ROW) of Alley #379, on the east by the western ROW of 15th Avenue North, on the south and west by Good Horse, LLC. as recorded in Instrument No. 201605110046880 (RODC). Tract being described as follows:

POINT OF BEGINNING being a 3/4" iron rod at the western ROW of 15th Avenue North S 42°24'53" E 34.45 feet to a P.K. nail set and being the northeast corner of said Good Horse, LLC.; thence S 59°01'56" W 88.43 feet to a P.K. nail set; thence N 30°58'04" W 32.00 feet to a P.K. nail found and being on the southern ROW of Alley #379; thence with the common line N 57°47'28" E 81.62 feet to the POINT OF BEGINNING.

Tract contains 2,799 square feet or 0.06 acres.

Bearings based on Tennessee State Plane Coordinates System.

As described according to an ALTA survey prepared by Robert D. Sanders, Jr., of S&ME, RLS No. 1889, dated 11-24-2021, Project No. 5547-20-024.

BEING THE SAME PROPERTY CONVEYED TO REED DISTRICT LANDOCO PARTNERS LLC, A DELWARE LIMITED LIABILTY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20220307-0025866, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.