THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number:
Nashville Urban Partners 2005, LLC 124 12th Avenue South, Suite 600 Nashville, TN 37203	Same	133-00-0-129.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **636 Grassmere Park Drive Associates, L.P.**, a Tennessee limited partnership ("Grantor"), hereby quitclaims and conveys to **Nashville Urban Partners 2005, LLC**, a Tennessee limited liability company, and its successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to the property described on Exhibit A hereof.

This is improved property known as 636 Grassmere Park, Nashville, TN 37211.

[Signature page follows.]

Karen Johnson Davidson County
Batch# 833991 **DEEDQC**
04/04/2022 02:28:05 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20220404-0038854

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 1st day of April, 2022.

GRANTOR:

636 GRASSMERE PARK DRIVE ASSOCIATES, L.P.

BY: 636 GRASSMERE PARK, LLC,
ITS GENERAL PARTNER

By: Floyd Shechter
Name: Floyd Shechter
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Floyd Shechter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he is the Managing Member of 636 Grassmere Park, LLC, a Tennessee limited liability company, the General Partner of the within named bargainor, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained.

Witness my hand and official seal, at office in Davidson County, this 1st day of April, 2022.

Rachel Marie Collins
Notary Public

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant (Representative of Grantor)

Subscribed and sworn to before me this 1st day of April, 2022.

Notary Public

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

EXHIBIT A

Legal Description

TRACT 1:

Being a tract of land lying in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, also being Lot 4, Section Three on the Plan of Grassmere, as of record in Plat Book 6200, Page 79, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows, according to the ALTA/NSPS Land Title Survey, dated October 11, 2016, prepared by L. Kevin Morehead (TN RLS No. 2315), with Initial Point Land Surveying, Inc.:

BEGINNING at an existing iron rod at the intersection of the easterly right-of-way line of Grassmere Park, 80 feet in width, and the northerly property line of the property of EP Grassmere, LLC as of record in Instrument Number 20131001-0102996, in the Register's Office for Davidson County, Tennessee; Thence with a line through Grassmere Park, North 54 Degrees 16 Minutes 19 Seconds West, 80.00 feet to a point in the westerly right-of-way line of Grassmere Park; Thence with a curve to the left, with an arc length of 132.57 feet, the radius of which is 235.00 feet, the central angle of which is 32 Degrees 19 Minutes 20 Seconds, the chord of which is North 19 Degrees 34 Minutes 01 Seconds East, 130.82 feet to a point; Thence North 03 Degrees 24 Minutes 21 Seconds East, 165.00 feet to a point; Thence with a line through Grassmere Park, South 86 Degrees 35 Minutes 39 Seconds East, 80.00 feet to a point in the easterly right-of-way line of Grassmere Park; Thence with a curve to the left, with an arc length of 174.22 feet, the radius of which is 340.00 feet, the central angle of which is 29 Degrees 21 Minutes 34 Seconds, the chord of which is North 11 Degrees 16 Minutes 26 Seconds West, 172.32 feet to a point; Thence South 89 Degrees 36 Minutes 52 Seconds East, 43.73 feet to an existing iron rod at a corner common with the property of Grassmere IV, L.P., as of record in Deed Book 11061, Page 510, in the Register's Office for Davidson County, Tennessee; Thence with the southerly property line of Grassmere IV, L.P., South 89 Degrees 36 Minutes 52 Seconds East, 390.86 feet to an existing concrete monument at a corner common with the property of The Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Deed Book 9717, Page 291, in the Register's Office for Davidson County, Tennessee; Thence with the westerly property line of The Metropolitan Government of Nashville and Davidson County, Tennessee, South 03 Degrees 26 Minutes 03 Seconds West, 669.46 feet to at an existing iron rod at a corner common with said EP Grassmere, LLC; Thence with the northerly property line of EP Grassmere, L.P., North 86 Degrees 37 Minutes 00 Seconds, West, 337.92 feet to an existing iron rod; Thence North 31 Degrees 07 Minutes 49 Seconds West, 177.93 feet to the POINT OF BEGINNING.

Containing 287,633 Square Feet (6.61 Acres more or less).

Included in, but excluded from this property description is the following right-of-way dedication, and being more particularly described as follows:

Being a tract of land lying in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, also being a portion of Lot 4, Section Three on the Plan of Grassmere, as of record in Plat Book 6200, Page 79, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows, according to the ALTA/NSPS Land Title Survey, dated October 11, 2016, prepared by L. Kevin Morehead (TN RLS No. 2315), with Initial Point Land Surveying, Inc.:

BEGINNING at an existing iron rod at the intersection of the easterly right-of-way line of Grassmere Park, 80 feet in width, and the northerly property line of the property of EP Grassmere, LLC as of record in Instrument Number 20131001-0102996, in the Register's Office for Davidson County, Tennessee; Thence with a line through Grassmere Park, North 54 Degrees 16 Minutes 19 Seconds West, 80.00 feet to a point in the westerly right-of-way line of Grassmere Park; Thence with a curve to the left, with an arc length of 132.57 feet, the radius of which is 235.00 feet, the central angle of which is 32 Degrees 19 Minutes 20 Seconds, the chord of which is North 19 Degrees 34 Minutes 01 Seconds East, 130.82 feet to a point; Thence North 03 Degrees 24 Minutes 21 Seconds East, 165.00 feet to a point; Thence with a line through Grassmere Park, South 86 Degrees 35 Minutes 39 Seconds East, 80.00 feet to a point in the easterly right-of-way line of Grassmere Park; Thence with the easterly right-of-way line of Grassmere Park, South 03 Degrees 24 Minutes 21 Seconds East, 165.00 feet to an existing iron rod; Thence with a curve to the right, with an arc length of 177.70 feet, the radius of which is 315.00 feet, the central angle of which is 32 Degrees 19 Minutes 20 Seconds, the chord of which is South 19 Degrees 34 Minutes 01 Seconds West, 175.35 feet to the POINT OF BEGINNING.

Being the same property conveyed to 636 Grassmere Park Drive Associates, L.P., by Quitclaim Deed of record in Instrument No. 20161019-0110518, in the Register's Office for Davidson County, Tennessee.

TRACT 2:

Being a tract of land lying in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, also being a portion of Lot 4, Section Three on the Plan of Grassmere, as of record in Plat Book 6200, Page 79, in the Register's Office for Davidson County, Tennessee;

BEGINNING at an existing iron rod at the intersection of the easterly right-of-way line of Grassmere Park, 80 feet in width, and the northerly property line of the property of EP Grassmere, LLC as of record in Instrument Number 20131001-0102996, in the Register's Office for Davidson County, Tennessee; Thence with a line through Grassmere Park, North 54 Degrees 16 Minutes 19 Seconds West, 80.00 feet to a point in the westerly right-of-way line of Grassmere Park; Thence with a curve to the left, with an arc length of 132.57 feet, the radius of which is 235.00 feet, the central angle of which is 32 Degrees 19 Minutes 20 Seconds, the chord of which is North 19 Degrees 34 Minutes 01 Seconds East, 130.82 feet to a point; Thence North 03 Degrees 24 Minutes 21 Seconds East, 165.00 feet to a point; Thence with a line through Grassmere Park, South 86 Degrees 35 Minutes 39 Seconds East, 80.00 feet to a point in the easterly right-of-way line of Grassmere Park; Thence with the easterly right-of-way line of Grassmere Park, South 03 Degrees 24 Minutes 21 Seconds East, 165.00 feet to an existing iron rod; Thence with a curve to the right, with an arc length of 177.70 feet, the radius of which is 315.00 feet, the central angle of which is 32 Degrees 19 Minutes 20 Seconds, the chord of which is South 19 Degrees 34 Minutes 01 Seconds West, 175.35 feet to the POINT OF BEGINNING.

Being the same property conveyed to 636 Grassmere Park Drive Associates, L.P., by Quitclaim Deed of record in Instrument No. 20161019-0110519, in the Register's Office for Davidson County, Tennessee.

The above described property in Tract 1 also includes the property described as follows, according to a survey prepared by Michael H. Charette, RLS No. 2048, of Cherry Land Surveying Inc., Job No. 21138:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 4 of Section Three, Grassmere, as of record in Plat Book 6200, Page 79, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Grassmere Park, at a corner common with Lot 3 of Section Two, Grassmere, as of record in Plat Book 6200, Page 77, at the Register's Office for Davidson County, Tennessee, also being the property of EP Grassmere, LLC, as of record in Instrument Number: 20131001-0102996, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of Grassmere Park, with a curve to the left, along an arc length of 177.70 feet, the central angle of which is 32 deg 19 min 20 sec, the radius of which is 315.00 feet, the chord of which is North 19 deg 34 min 01 sec East, 175.35 feet to an existing iron rod;

Thence North 03 deg 24 min 21 sec East, 334.00 feet to an existing iron rod, at a corner common with Lot 8 of Second Revision Lots 5 & 8, Resubdivision of Lot 5 & 6, Section Four, Grassmere, as of record in Plat Book 9700, Page 615, at the Register's Office for Davidson County, Tennessee, also being the property of Grassmere IV, L.P., as of record in Deed Book 11061, Page 510, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Grassmere Park, with the southerly property line of said Lot 8, South 89 deg 36 min 52 sec East, 390.86 feet to an existing concrete monument, at a corner common with the property of Metro Government Grassmere, as of record in Deed Book 9717, Page 291, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Metro Government Grassmere, South 03 deg 26 min 03 sec West, 669.46 feet to an existing iron rod at a corner common with said Lot 3;

Thence with the northerly property line of said Lot 3, North 86 deg 37 min 00 sec West, 337.92 feet to an existing iron rod;

Thence North 31 deg 07 min 49 sec West, 177.93 feet to the **POINT OF BEGINNING**. Containing 259,611 square feet or 5.960 acres more or less as surveyed by Michael H. Charette, RLS No. 2048, of Cherry Land Surveying, Inc. located at 622 West Iris Drive, Nashville, Tennessee 37204, dated January 18, 2022, last revised March 1, 2022, Job No. 21138.