Karen Johnson Davidson County
Batch# 835606 DEEDQC
04/06/2022 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220406-0039859

QUITCLAIM DEED

FROM: Park Center, Inc.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: SW Nashville EB Owner, LLC

Name and Address of Property Owner:	**Send Tax Bills To:**	**Property Address:**
SW Nashville EB Owner, LLC c/o Stillwater Capital Investments, LLC 4145 Travis Street, Suite 300 Dallas, Texas 75204 Attn: Aaron Sherman	Same	186 N. 1st Street Nashville, TN 37213 **Tax Parcel ID#:** 082 14 0 055.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant

Sworn to and subscribed before me, this 25th day of March, 2022.

Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. OCTOBER 2, 2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Park Center, Inc.**, a Tennessee non-profit corporation ("Grantor"), by these presents does quitclaim, transfer and convey unto **SW Nashville EB Owner, LLC**, a Delaware limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Land"), together with all buildings and improvements located on the Land (collectively, the "Improvements") as of the date of this Quitclaim Deed (this "Deed"), and fixtures

located on the Land owned by Grantor as of the date of this Deed (the Land, and such Improvements, and fixtures being hereinafter referred to collectively as the "Real Property"), and together with all of Grantor's right, title and interest if any, in and to, all permits, authorizations, governmental entitlements and approvals in connection therewith, all roads, streets, alleys and rights of way adjacent thereto, and all rights and appurtenances thereto including any strips and gores adjacent to or lying between said Property and any adjacent real property in anywise belonging to Grantor (the Real Property and Grantor's right, title and interest if any, in and to, without any warranty express or implied, such matters, rights, appurtenances, strips and gores, being hereinafter referred to collectively as the "Property"). Park Center, Inc. is one and the same entity as Park Center.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 28th day of March, 2022.

GRANTOR: Park Center, Inc.
Tennessee non-profit corporation

By: _____
Will Connelly, Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Will Connelly, 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 Chief Executive Officer of Park Center, Inc., the within named bargainor, a non-profit corporation, and that he as such Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the non-profit corporation by himself as Chief Executive Officer.

Witness my hand and seal at office in Nashville, Tennessee, this 29th day of March, 2022.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Situated in Davidson County, Tennessee, with in Metropolitan Nashville, Tennessee, being known and designated as Parcel 55 of Tax Map 82-14 and being more particularly described as follows:

BEGINNING at an existing iron rod marking the intersection of the southerly right-of-way line of Oldham Street and the westerly right-of-way line of North 1st Street, said iron rod also marking the northeast corner of the property herein described;

Thence along the westerly right-of-way line of North 1st Street South 07 deg. 35 min. 23 sec. East, 351.39 feet to an existing iron rod on the northerly right-of-way line of CSX Transportation Railroad;

Thence with the northerly right-of-way line of CSX Transportation Railroad the following two (2) calls:

Thence South 62 deg. 06 min 53 sec. West, 252.00 feet to an iron rod set;

Thence 458.05 feet along a curve to the right having a radius of 390.20 feet and a chord bearing and distance of South 71 deg. 57 min. 41 sec. East, 432.20 feet to an iron rod set on the common line with the Hetzel Family Partners (D.B. 8864, PG. 345);

Thence along said common line the following two (2) calls:

Thence North 64 deg. 31 min. 17 sec. East, 363.56 feet to an iron rod set;

Thence North 02 deg. 59 min. 14 sec. East, 204.87 feet to an existing iron rod on the southerly right-of-way line of Oldham Street;

Thence along the southerly right-of-way line of Oldham Street South 83 deg. 25 min. 17 sec. East, 250.05 feet to the point of BEGINNING.

Containing 185,220 sq. ft. or 4.252 acres.

Being the same property conveyed to Park Center, a Tennessee not-for-profit corporation by Special Warranty Deed from TBA Investments, LLC, a Tennessee limited liability company, dated February 2, 2018 and recorded in Instrument No. 20180202-0011024, Register's Office for Davidson County, Tennessee. Park Center, Inc. is one and the same as Park Center.

Tennessee Certification of Electronic Document

I, Tonya McCants, 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 03/28/2022 (date of document).

Tonya McCants
Affiant Signature

7/6/2021
Date

State of New York

County of New York

Sworn to and subscribed before me this 6th day of July, 2021.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified in Suffolk County
My Commission Expires 04-24-2025