This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White, P.C.
Capitol View Building
500 11th Ave N, Ste 600
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 836181 DEEDQC
04/07/2022 02:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220407-0040659

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville 112 Investors, LLC	Nashville 112 Investors, LLC	012-00-0-048.00
1776 Peachtree St., NW, Suite 100 Atlanta, GA 30309	Same address	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **HARVEY WALTER COOMBS** ("Grantor") does hereby transfer, quitclaim and convey unto **NASHVILLE 112 INVESTORS, LLC**, a Georgia limited liability company ("Grantee"), all rights, title and interest of the Grantor in and to certain real estate located in Davidson County, Tennessee as follows:

See Exhibit "A" attached hereto (the "Property").

STATE OF GEORGIA
COUNTY OF FULTON

The actual consideration for this transfer is $-0-.

Affiant _____

Subscribed and sworn to before me this the 29 *day of* March, 20__

Notary Public _____

My commission expires: March 10.2025

STEPHANIE S GRAVES NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 10, 2025

This is unimproved property, known as Springfield Hwy, Nashville, TN

(Signatures begin on Following Page)

Witness my hand this 28th day of March, 2022.

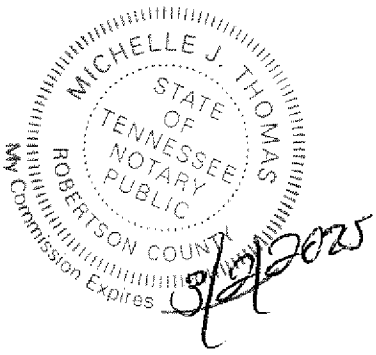
Grantor:

Harvey Walter Coombs

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, Michelle J. Thomas a Notary Public of the State and County aforesaid, personally appeared **Harvey Walter Coombs** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named grantor and that he as such Grantor being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, at office in _____, _____, this 28th day of March, 2022.



Michelle J. Thomas
Notary Public

My Commission Expires: 3/2/2025

Exhibit "A"

LAND LYING AND BEING IN THE 10TH COUNCIL DISTRICT, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING THE HARVEY WALTER COOMBS PROPERTY, RECORDED IN DEED BOOK 20160401, PAGE 0030838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND (ID: COLE) IN THE WEST RIGHT OF WAY LINE OF SPRINGFIELD HIGHWAY (100' R/W), SAID PIN BEING THE SOUTHEAST CORNER OF THE WILLIAM MARDIS AND DONNA DOBBS PROPERTY (DB 20170327, PG 0029719);

THENCE WITH THE WEST RIGHT OF WAY LINE OF SAID SPRINGFIELD HIGHWAY ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 546.00', A RADIUS OF 2814.81', A CHORD BEARING OF S 27°24'00" E AND A CHORD LENGTH OF 545.15 TO A POINT IN SAID WEST RIGHT OF WAY LINE, SAID POINT LYING IN THE CENTER OF MANSKER CREEK, AND BEING THE NORTHERNMOST CORNER OF THE ALKA D PATEL PROPERTY (RB 3944, PG 126 - SUMNER COUNTY RECORDER OF DEEDS);

THENCE LEAVING SAID WEST RIGHT OF WAY LINE WITH THE WEST LINE OF SAID PATEL PROPERTY ALONG THE MEANDERS OF THE CENTERLINE OF MANSKER CREEK AS FOLLOWS: S 04°59'38" E A DISTANCE OF 98.60' TO A POINT; THENCE S 15°04'30" W A DISTANCE OF 150.92' TO A POINT; THENCE S 04°16'32" W A DISTANCE OF 81.05' TO A POINT; THENCE S 07°25'52" E A DISTANCE OF 127.53' TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE USF HOLLAND INC. PROPERTY (DB 11426, PG 740);

THENCE LEAVING SAID CREEK CENTERLINE WITH THE NORTH LINE OF SAID HOLLAND PROPERTY AS FOLLOWS S 87°22'52" W PASSING A 1/2" IRON WITNESS PIN FOUND (NO ID) ONLINE @ 21.60' IN ALL A DISTANCE OF 908.74' TO A 1/2" IRON PIN FOUND (ID: 1455); THENCE S 02°35'37" E A DISTANCE OF 215.03' TO A 5/8" IRON PIN FOUND (NO ID) IN THE EAST LINE OF THE CSX RAILROAD;

THENCE WITH THE EAST LINE OF SAID CSX RAILROAD AS FOLLOWS: S 64°33'55" W A DISTANCE OF 258.97' TO A 5/8" IRON PIN FOUND (NO ID); THENCE ALONG A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 878.39', A RADIUS OF 3625.78', A CHORD BEARING OF N 40°33'23" W AND A CHORD LENGTH OF 876.25' TO A 1/2" IRON PIN FOUND (NO ID); THENCE N 44°33'50" E A DISTANCE OF 97.44' TO A 1/2" IRON PIN FOUND (ID: 1708), SAID PIN BEING THE SOUTHWEST CORNER OF SAID MARDIS AND DOBBS PROPERTY;

THENCE WITH THE SOUTH LINE OF SAID MARDIS AND DOBBS PROPERTY N 67°58'06" E A DISTANCE OF 1513.13' TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 27.600 ACRES, ACCORDING TO A SURVEY BY CLINTON T. HEAD, RLS 2731

Being the same property conveyed to Harvey Walter Coombs by deed of record as Instrument No. 20160401-0030838 Register's Office for Davidson County, TN.

Tennessee Certification of Electronic Document

I, Heather Townsend, 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 March 28, 2022 (date of document).

Heather R Townsend
Affiant Signature

March 28, 2022
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 28 day of March, 2022.

Karen L Hibbets
Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS

NOTARY'S SEAL

