This Instrument Was Prepared by:

K&L Gates LLP
501 Commerce Street, Suite 1500
Nashville, Tennessee 37203
Attention: Matthew T. Harris

Upon Recording, Please Return to:

Same

Karen Johnson Davidson County
Batch# 843316 DEEDQC
04/21/2022 08:58:43 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220421-0046009

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 20th day of April, 2022, by and between I-24 LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP FORMERLY KNOWN AS I-24 LIMITED ("Grantor"), and CANE RIDGE INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.60% TENANT-IN-COMMON INTEREST, 7H, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.34% TENANT-IN-COMMON INTEREST, and WGTRACT5, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.06% TENANT-IN-COMMON INTEREST, (collectively, "Grantee");

WITNESSETH:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, the Grantor conveys and quitclaims unto the Grantee, all its right, title, interest and claim in and to the following described real estate, lying in Davidson County, Tennessee:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

[SIGNATURE PAGE FOLLOWS]

Signature Page to Quitclaim Deed

IN WITNESS WHEREOF, this instrument is executed effective as of the date first above written.

GRANTOR:

I-24 Limited Partnership

By: NOEL PROPERTIES, INC., a corporation, its General Partner

Lee F. Noel

Lee F. Noel, President of Noel Properties, Inc.

STATE OF TENNESSEE

COUNTY OF Davidson)

On this 14th day of April, 2022, before me personally appeared Lee F. Noel, 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 Noel Properties, Inc., a corporation, the general partner of I-24 Limited Partnership, the within named Grantor, and that he as such Lee F. Noel, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as general partner of said partnership by himself as President.

WITNESS my hand and official seal at office in Nashville, Tennessee.

Notary Public

May 7, 2024
My Commission Expires:

JAMES L MURPHY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 7, 2024

***

VALUE AFFIDAVIT

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 is $0.00

AFFIANT

Subscribed and sworn to before me this 20 day of April, 2022.

Notary Public

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 7/22/2025

Property Address:
0 Old Hickory Boulevard
Antioch, TN 37013

Tax Parcel Number:
17400004200

Name and Address of Property Owner:

c/o Cane Ridge Investments LLC
332 Military Cutoff Road
Wilmington, North Carolina 28405

Tax Notices to:

Same

EXHIBIT A

Legal Description

Being a parcel of land located in the 33rd Councilmanic District, General Services District, Nashville, Davidson County, Tennessee, generally located on the west side of Interstate 24 between Old Franklin Road and Old Hickory Boulevard, being more particularly described according to a survey made by Barge Design Solutions, File No. 3606201, last revised April ___, 2022:

BEGINNING at an old one-half inch iron rod on the westerly right-of-way line of Interstate 24, said iron rod being a common corner with Freeman Florida Venture, LLC of record in Instrument No. 20150807-0079092, in the Register's Office for Davidson County, Tennessee;

THENCE, leaving Freeman Florida Venture, LLC with said westerly right of way line of Interstate 24 the following calls:

S 41° 48' 24" E, 2,232.35 feet to a new capped one-half inch iron rod stamped Barge Design Solutions,

N 82° 20' 30" W, 232.38 feet to an old concrete right of way monument being a common corner with Century South Associates, LLC of record in Book 5734, page 543, R.O.D.C.;

THENCE, leaving said westerly right of way line of Interstate 24 with Century South Associates, LLC the following calls:

N 82° 56' 10" W, 307.22 feet to a new capped one-half inch iron rod stamped Barge Design Solutions,

S 6° 10' 44" W, 282.91 feet to an old planted stone,

N 84° 13' 11" W, 1,935.03 feet to an old planted stone,

S 07° 43' 02" W, 433.74 feet to a new capped one-half inch iron rod stamped Barge Design Solutions,

S 53° 42' 17" W, 23.71 feet to a new capped one-half inch iron rod stamped Barge Design Solutions;

S 02° 38' 17" W, 240.70 feet to a new capped one-half inch iron rod stamped Barge Design Solutions;

S 07° 58' 17" W, 178.36 feet to a new capped one-half inch iron rod stamped Barge Design Solutions;

S 07° 46' 31" W, 682.17 feet to a new capped one-half inch iron rod stamped Barge Design Solutions being a common corner with Robert Benton & Marta Sanchez of record in Instrument No. 20100818-0065229, R.O.D.C.;

THENCE, leaving Century South Associates, LLC, N 71° 36' 00" W, 1,713.06 feet to an old five-eighths inch iron rod being a common corner with Harts Chaple Farms, LLC of record in Instrument No. 20201210-0144245, R.O.D.C.;

THENCE, with Harts Chaple Farms, LLC N 10° 43' 00" E, 496.68 feet to a new capped one-half inch iron rod stamped Barge Design Solutions being a common corner with Doris Del Giudice of record in Instrument No. 20210611-0078792, R.O.D.C.;

THENCE, N 88° 55' 00" E, 41.48 feet to a new capped one-half inch iron rod stamped Barge Design Solutions;

THENCE, N 07° 35' 00" E, 1,308.51 feet to a new capped one-half inch iron rod stamped Barge Design Solutions;

THENCE, N 14° 36' 00" W, 32.29 feet to an old T post;

THENCE, N 08° 09' 00" E, 377.28 feet to an old five-eighths inch iron rod being a common corner with William Darrell Alexander of record in Book 227, page 565 and James R. Kieffer & Houston E. Hill of record in Instrument No. 200301-0013154, R.O.D.C.;

THENCE, leaving William Darrell Alexander with James R. Kieffer & Houston E. Hill, N 07° 03' 00" E, 745.12 feet to a new capped one-half inch iron rod stamped Barge Design Solutions being a common corner with Metro Government WW Water & Sewer of record in Book 5083, page 392, R.O.D.C.;

THENCE, with Metro Government WW Water & Sewer the following calls:

S 82° 55' 00" E, 699.97 feet to a new capped one-half inch iron rod stamped Barge Design Solutions;

S 07° 05' 00" W, 250.00 feet to a new capped one-half inch iron rod stamped Barge Design Solutions;

S 82° 55' 00" E, 300.00 feet to a new capped one-half inch iron rod stamped Barge Design Solutions;

N 07° 05' 00" E, 300.00 feet to a new capped one-half inch iron rod stamped Barge Design Solutions being on the southerly line of Cane Ridge Apartments, LLC of record in Instrument No. 20210322-0037703, R.O.D.C.;

THENCE, leaving Metro Government WW Water & Sewer with Cane Ridge Apartments, LLC, S 82° 39' 47" E, 1,168.07 feet to an old one-half inch iron rod being a common corner with Freeman Florida Venture, LLC of record in Instrument No. 20150807-0079092, R.O.D.C.;

THENCE, with same, S 82° 48' 06" E, 235.19 feet to the **POINT OF BEGINNING**.

Containing 8,023,964 square feet or 184.20 acres, more or less.

BEING PART OF THE SAME PROPERTY CONVEYED TO I-24 LIMITED, BY DEED FROM GRANT W. SMITH AND WIFE, MARY ANN SMITH; AND BEN H. CANTRELL AND WIFE; ROSE P. CANTRELL, OF RECORD IN BOOK 4614, PAGE 602, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. I-24 LIMITED, HAVING SINCE CONVERTED IN TO I-24 LIMITED PARTNERSHIP, AS EVIDENCED BY CERTIFICATE OF LIMITED PARTNERSHIP IN BOOK 7906, PAGE 68, SAID REGISTER'S OFFICE.

Being the same property conveyed to CANE RIDGE INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.60% TENANT-IN-COMMON INTEREST, 7H, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.34% TENANT-IN-COMMON INTEREST, and WGTRACT5, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.06% TENANT-IN-COMMON INTEREST, from I-24 LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP FORMERLY KNOWN AS I-24 LIMITED, by Special Warranty Deed of Record in Book *____, Page _____, Register's Office for Davidson County, Tennessee. *20220421-0046008