This Instrument Was Prepared by:

Bass, Berry & Sims PLC (CWH)
100 Peabody Place, Suite 1300
Memphis, Tennessee 38103
Telephone (901) 543-5900

Karen Johnson Davidson County
Batch# 849840 DEEDQC
05/03/2022 09:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220503-0051022

Upon Recording, Please Return to:

Rittenhouse Law, LLC
414 S. 16th Street, Suite 101
Philadelphia, PA 19146
Attn: James K. Freeman, Esq.

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 1st day of April, 2022, by and between LISA SMITH HARRISON, an individual resident of the state of Tennessee ("Grantor"), and 1200 LEBANON PARTNERS, LLC, a Delaware limited liability company ("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, the duly authorized officer of Grantor has signed this Deed on the date first above written.

GRANTOR:

By: _____
Lisa Smith Harrison

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Lisa Smith Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of March, 2022.

_____
Notary Public

My Commission Expires: July 9, 2024

WANDA L. HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE THIRD CIVIL DISTRICT IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 4"X4" CONCRETE MONUMENT IN THE NORTHERLY RIGHT-OF-WAY OF LEBANON ROAD , THENCE LEAVING SAID RIGHT-OF-WAY NORTH 06°06'31" EAST 844.12 FEET TO A FOUND 4"X4" CONCRETE MONUMENT, THENCE SOUTH 75°46'13" EAST 301.48 FEET TO A FOUND 4"X4" CONCRETE MONUMENT, THENCE SOUTH 05°57'15" WEST 837.35 FEET TO A FOUND 4"X4" CONCRETE MONUMENT IN THE NORTHERLY RIGHT-OF-WAY OF LEBANON ROAD, THENCE ALONG SAID RIGHT-OF-WAY NORTH 77°05'55" WEST 302.84 FEET TO THE POINT OF BEGINNING, CONTAINING 251,830 SQUARE FEET OR 5.781 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

32711122.2

Being the same property conveyed to Grantor by Special Warranty Deed of record as instrument #20140211-0012000

***

VALUE AFFIDAVIT

STATE OF Illinois §
COUNTY OF Cook §

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer $10.00

AFFIANT

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

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 28, 2025

Notary Public

My Commission Expires: 1-28-25

Tax Parcel Number:
09400002800

Property Address:
1200 Lebanon Pike
Nashville, Tennessee 37210

Tax Notices to:
1200 Lebanon Partners, LLC
c/o Alterra Property Group
414 S. 16th Street, Suite 100
Philadelphia, PA 19146
Attn: Lacee Daniel

Name and Address of Property Owner:
1200 Lebanon Partners, LLC
414 S. 16th Street, Suite 100
Philadelphia, PA 19146

Tennessee Certification of Electronic Document

I, Kristin Porter, 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 _____ (date of document).

_____
Affiant Signature

April 1, 2022
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 1st day of April, 2022.

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 28, 2025

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-28-25

NOTARY'S SEAL