Karen Johnson Davidson County
Batch# 857018 DEEDQC
05/17/2022 11:02:12 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220517-0056634

This instrument was prepared by
and after recordation, return to:

John T. Cagigas, Esq.
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326

| New Property Owner Address: | Send Tax Notices to: | Tax/Map Parcel Numbers: |
|---|---|---|
| Crossings Boulevard MF Holdings II, LLC<br>675 Ponce de Leon Ave, Suite 8500<br>Atlanta, GA 30308 | Same | 163-00-0-142.00 |

## QUITCLAIM DEED

**V2 CAPITAL, LLC,** a Tennessee limited liability company (herein "**Grantor**"), for and in consideration of the sum of $1 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby sell, transfer, convey and QUITCLAIM unto **CROSSINGS BOULEVARD MF HOLDINGS II, LLC**, a Delaware limited liability company ("**Grantee**"), all of its interest in that certain real property located in the City of Antioch, Davidson County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto (collectively, the "**Property**").

THIS CONVEYANCE is made subject to all matters of record.

This is unimproved property known as: 0 Mt. View Road, Antioch, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

EXECUTED as of May 13, 2022.

**GRANTOR:**

**V2 CAPITAL, LLC,** a Tennessee limited liability company

By: _____

Name: McArthur VanOsdale

Title: Member

**STATE OF** Tennessee )

**COUNTY OF** Williamson )

Personally appeared before me, the undersigned, a Notary Public with authority to act in the State and County aforesaid, McArthur VanOsdale with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Member & Authorized Signor of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at office, this 13th day of May, 2022.

_____

Notary Public

My Commission Expires 9/2/24.

[Affix Notary Seal]

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

***

**STATE OF** Tennessee )

**COUNTY OF** Williamson )

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 13th day of May, 2022.

Notary Public

My Commission Expires 3/7/26. [Affix Notary Seal]

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A – Legal Description
Exhibit B – Permitted Encumbrances

# Exhibit A

LEGAL DESCRIPTION

Land lying in Nashville, Davidson County Tennessee and being more particularly described as follows:

Beginning at an old iron rod at the intersection of the southerly Right-of-Way line if CSX Transportation Railroad, width varies, and the easterly right-of-way line of Crossings Boulevard, 100 foot in width, said point being shown on the recorded plat of Revised Section Two, The Crossings at Hickory Hollow, Plat Book 7900, Page 229, R.O.D.C., TN;

Thence, with said railroad Right-of-Way, SOUTH 89 DEGREES 43 MINUTES 50 SECONDS EAST, 507.12 feet to a point, said point being witnessed by an old iron rod at the top of a slope, lying inside the Right-of-Way of said railroad, and being SOUTH 00 DEGREES 12 MINUTES 17 SECONDS WEST, 10.00 feet from said point, also being a common corner with The Metropolitan Government of Davidson County as described in Instrument Number 20150828-0087496, R.O.D.C., TN;

Thence, with the Metro Government's line, SOUTH 00 DEGREES 12 MINUTES 17 SECONDS WEST, 443.83 feet to an old iron rod;

Thence, SOUTH 83 DEGREES 48 MINUTES 23 SECONDS WEST , 392.95 feet passing an old iron rod established by others at a distance of 392.47 feet, said point being a point defining the Right-of-Way of Crossings Boulevard;

Thence, with a curve turning to the right with an arc length of 69.05 feet, with a radius of 45.00 feet, a chord bearing of NORTH 52 DEGREES 14 MINUTES 03 SECONDS WEST , and a chord length of 62.47 feet;

Thence, with the East Right-of-Way of said Crossings Boulevard, NORTH 08 DEGREES 16 MINUTES 28 SECONDS WEST, 455.08 feet to the point of beginning and having an area of 220,820 square feet or 5.07 Acres, more or less.

Being the same property conveyed to V2 CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from G&F 249, LTD, A TEXAS LIMITED PARTNERSHIP, of record in Instrument No. 20161212-0130159, dated December 8, 2016, said Register's Office.