Name and Address of New Owner:
CLARKSVILLE PIKE LLC
663 E CRESCENT AVE STE 113
RAMSEY, NJ 07446

Send Tax Bills To:
CLARKSVILLE PIKE LLC
663 E CRESCENT AVE STE 113
RAMSEY, NJ 07446

This Instrument Prepared By:
CLARKSVILLE PIKE LLC
663 E CRESCENT AVE STE 113
RAMSEY, NJ 07446

Map & Parcel No:
069-12-0-082.00
069-12-0-024.00
069-12-0-026.00
069-12-0-027.00
069-12-0-028.00
069-12-0-029.00
069-12-0-044.00
069-12-0-045.00
069-12-0-046.00
069-12-0-047.00

Karen Johnson Davidson County
Batch# 859573 DEEDQC
05/20/2022 10:33:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220520-0058738

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nashville JV LLC, a New York Limited Liability Company** "the Grantor," convey and quitclaim unto **Clarksville Pike LLC, a New York Limited Liability Company** "the Grantee," as more particularly described on Exhibit A hereto. The improved property known as 3720, 3724, 3726, 3730, 3800 Clarksville Pike, Nashville, Tennessee

3720 Clarksville Pike, LLC a New Jersey Limited Liability Company further conveyed said property by Special Warranty Deed to Nashville JV LLC, a New York Limited Liability Company of record by Instrument No. 20210706-0090774, dated May 10, 2021, recorded on July 6, 2021 at Davidson County Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 18th day of May, 2022.

X Joel Hersko (SEAL)
Nashville JV LLC, a New York Limited Liability Company, by Joel Hersko, its member

STATE OF TN
COUNTY OF Davidson

I CERTIFY that on 18th day of May 2022, Joel Hersko personally came before me and this person acknowledged under oath, to my satisfaction, that:

a) this person is the member of the Corporation named Nashville JV, LLC in this document;

b) this person is the attesting witness to the signing of this document by the proper corporate officer who is the member of the Corporation;

c) this document was signed and delivered by the Corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

d) this person knows the proper seal of the Corporation which was affixed to this document; and

e) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on the 18th day of May, 2022.

Notary Public

Print Name: Gregory S Gill

My commission expires: 10/30/2023

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **10.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Joel Hersko
Nashville JV LLC, a New York Limited Liability Company by Joel Herko, its member

STATE OF
COUNTY OF

Subscribed and sworn to before me on this 18th day of May, 2022 by

Notary Public Signature

My Commission Expires: 10/30/2023

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

LEGAL DESCRIPTION COMBINING
ALL PARCELS BELOW ON MAP 69,
PARCEL 24 INST NO. 20000628 0064317 / PARCEL 82 INST NO. 00010413 0000557
PARCEL 26 INST NO. 20020403 0040179 / PARCEL 27 INST NO. 20120420 0033811
PARCEL 28 INST NO. 20120420 0033811 / PARCEL 29 INST NO. 20120420 0033811
PARCEL 44 INST NO. 20000628 0064317 / PARCEL 45 INST NO. 20000628 0064317
PARCEL 46 INST NO. 20000628 0064317 / PARCEL 47 INST NO. 20000628 0064317

LAND LYING IN THE 2ND COUNCILMAN DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY CHURCH OF THE LIVING GOD AS OF RECORD IN INST NO. DB 20110901 0067854 OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODCTN) AND HASSAN ALLAI MOGHADOM AS OF RECORD IN INST. NO. DB 00005362 0000829 RODCTN; ON THE EAST BY CURTIS PARTNERS, LLC AS OF RECORD IN INST NO. DB 20160517 0049354 RODCTN, KY-TN CONF ASSOC OF 7TH DAY ADV., INC AS OF RECORD IN INST NO. DC 20100129 0007333 RODCTN, AND CHARLES CAUDELL AS OF RECORD IN INST NO. RD 20040706 0080043 RODCTN; ON THE SOUTH BY MOLLY ANN BOND AS OF RECORD IN INST NO. QC 00009824 0000442 RODCTN, KEVIN OVERSTREET & DONNA FLATT AS OF RECORD IN INST. NO QC 20071214 0144012 RODCTN, PATRICK CHEEK & RYAN BIGGS AS OF RECORD IN INST NO. DB 20170706 0067765 RODCTN, PATRICK CHEEK & RYAN BIGGS AS OF RECORD IN INST NO. DB 20150807 0079126 RODCTN, MOLLY A. & VICTOR & VICKY BOND AS OF RECORD IN INST NO. AF 20200915 0105016 RODCTN, AND AUTOZONE AS OF RECORD IN INST NO. DB 00009860 0000367 RODCTN; AND ON THE WEST BY CLARKSVILLE PIKE (PUBLIC ROAD, ROW VARIES); AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND IN THE NORTHEAST CORNER OF MOLLY A. & VICTOR & VICKY BOND WHICH IS ALSO THE NORTHWEST CORNER OF PATRICK CHEEK & RYAN BIGGS & THE SOUTHEAST CORNER OF AUTOZONE, SAID POINT ALSO BEING A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 680,329.0030 EAST 1,721,494.5210;

THENCE, WITH THE EAST, NORTH & WEST BOUNDARY OF AUTOZONE, THE FOLLOWING CALLS:

N 45°24'38" W, FOR A DISTANCE OF 292.94 FEET TO AN IRON PIPE FOUND;
S 44°20'24" W, FOR A DISTANCE OF 167.44 FEET TO AN IRON PIN FOUND;
S 0°49'6" E, FOR A DISTANCE OF 109.49 FEET TO AN IRON PIN FOUND;
S 34°41'42" E, FOR A DISTANCE OF 8.89 FEET TO AN IRON PIN FOUND;
S 67°30'55" W, FOR A DISTANCE OF 65.13 FEET TO AN IRON PIN SET IN THE EAST ROW OF CLARKSVILLE PIKE;

THENCE, WITH THE EAST ROW OF CLARKSVILLE PIKE, THE FOLLOWING CALLS:

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3381.73 FEET AN ARC LENGTH OF 153.21 FEET A DELTA ANGLE OF 02° 35' 45", A CHORD BEARING OF N 24°22'17" W, AND A CHORD DISTANCE OF 153.19 FEET TO AN IRON PIN SET;
N 22°48'56" W, FOR A DISTANCE OF 65.72 FEET TO AN IRON PIN SET;
N 6°19'56" W, FOR A DISTANCE OF 71.04 FEET TO A CONCRETE MONUMENT FOUND;
N 24°54'44" W, FOR A DISTANCE OF 174.57 FEET TO AN IRON PIN SET;
N 25°03'23" W, FOR A DISTANCE OF 28.73 FEET TO AN IRON PIN SET IN THE SOUTHWEST CORNER OF HASSAN ALLAI MOGHADOM;

THENCE, WITH THE SOUTH AND EAST BOUNDARY OF HASSAN ALLAI MOGHADOM, THE FOLLOWING CALLS:
N 76°19'35" E, FOR A DISTANCE OF 107.97 FEET TO AN IRON PIN SET;
N 9°28'27" W, FOR A DISTANCE OF 195.33 FEET TO A FENCE POST FOUND IN THE SOUTHERN BOUNDARY OF CHURCH OF THE LIVING GOD;

THENCE, WITH THE SOUTH AND EAST BOUNDARY OF CHURCH OF THE LIVING GOD, THE FOLLOWING CALLS:
N 89°56'3" E, FOR A DISTANCE OF 59.12 FEET TO AN IRON PIN FOUND;
N 22°2'47" E, FOR A DISTANCE OF 391.79 FEET TO AN IRON PIN SET IN THE NORTHWESTERN CORNER OF CURTIS PARTNERS, LLC;

THENCE, WITH THE WEST BOUNDARY OF CURTIS PARTNERS, LLC, S 44°28'25" E, FOR A DISTANCE OF 571.89 FEET TO AN IRON PIN FOUND IN THE NORTHWESTERN CORNER OF KY-TN CONF ASSOC OF 7TH DAY ADV., INC.;

THENCE, WITH THE WEST BOUNDARY OF, KY-TN CONF ASSOC OF 7TH DAY ADV., INC THE FOLLOWING CALLS:
S 46°26'38" E, FOR A DISTANCE OF 150.31 FEET TO AN IRON PIN FOUND;
S 46°20'13" E, FOR A DISTANCE OF 131.79 FEET TO AN IRON PIN FOUND IN THE NORTHWESTERN CORNER OF CHARLES CAUDELL;

THENCE, WITH THE WEST BOUNDARY OF CHARLES CAUDELL, S 45°46'34" E, FOR A DISTANCE OF 168.18 FEET TO AN IRON PIN SET IN THE NORTHWESTERN CORNER OF MOLLY ANN BOND;

THENCE, WITH THE NORTHWEST BOUNDARY OF MOLLY ANN BOND, S 43°52'58" W, FOR A DISTANCE OF 249.91 FEET TO AN IRON PIN SET IN THE NORTHEASTERN ROW OF BELLEFIELD AVENUE;

THENCE, WITH THE NORTHEASTERN ROW OF BELLEFIELD AVENUE, N 45°46'34" W, FOR A DISTANCE OF 153.78 FEET TO AN IRON PIN SET;

THENCE, CROSSING THE ROW OF BELLEFIELD AVENUE AND WITH THE NORTHWESTERN BOUNDARY OF OVERSTREET AND CHEEK/BIGGS, S 40°19'60" W, FOR A DISTANCE OF 246.44 FEET TO THE POINT OF BEGINNING CONTAINING 500,492.9 SQ.FT. OR 11.490 ACRES MORE OR LESS BASED ON A FIELD RUN SURVEY BY WILSON & ASSOCIATES, PC, JULY 3, 2019

BEING ALL OF THE PROPERTY CONVEYED TO JERRY N. & BELINDA VANATTA BY INST NO. 20000628 0064317 RODCTN JERRY N. & BELINDA VANATTA BY INST NO. 00010413 0000557 RODCTN JERRY N. & BELINDA VANATTA INST NO. 20020403 0040179 RODCTN JERRY N. & BELINDA VANATTA INST NO. 20120420 0033811 RODCTN JERRY N & BELINDA VANATTA INST NO. 20120420 0033811 RODCTN JERRY N & BELINDA VANATTA INST NO. 20120420 0033811 RODCTN JERRY N. & BELINDA VANATTA INST NO. 20000628 0064317 RODCTN JERRY N. & BELINDA VANATTA INST NO. 20000628 0064317 RODCTN JERRY N. & BELINDA VANATTA INST NO. 20000628 0064317 RODCTN AND JERRY N. & BELINDA VANATTA INST NO. 20000628 0064317 RODCTN.

Being same property conveyed to 3720 Clarksville Pike, LLC and 20200812-0090027.