Karen Johnson Davidson County
Batch# 862693 DEEDQC
05/25/2022 01:43:30 PM 16 pgs
Fees: $82.00 Taxes: $0.00
20220525-0060821

This Instrument prepared by and after recording return to:

Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Metropolitan Government of Nashville and Davidson County c/o Legal Department P.O. Box 196300 Nashville, TN 37219-6300	16300022800 16300025600 16300042100 16300035200 16300035300 16300042300	Same as New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GLOBAL MALL PARTNERSHIP, a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain tracts or parcels of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property").

The Property is improved property known as 5252 Hickory Hollow Parkway, 0 Mt. View Road, 5178 Mt. View Road, 927 Bell Road, 5246 Hickory Hollow Parkway, and 5234 Mt. View Road in Antioch, Davidson County, Tennessee 37013.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE, AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

[Signature page follows]

[Signature page to Quitclaim Deed]

GRANTOR:

GLOBAL MALL PARTNERSHIP

By: Rajesh Aggarwal
Name: Dr. Rajesh Aggarwal
Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Dr. Rajesh Aggarwal, 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 Managing Partner of Global Mall Partnership, the within named bargainor, and that he as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Global Mall Partnership as Managing Partner.

WITNESS my hand and seal at office this 19th day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25

CHRIS RAY BECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0 and, in any event, the foregoing transfer would be exempt from payment of recording tax pursuant to Tenn. Code Ann. § 67-4-409(f)(1).

Affiant

Subscribed and sworn to before me,
This 20 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 01-11-2026

NOAH R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property Description

See attached.

The first five descriptions (for parcels 16300022800, 16300025600, 16300042100, 16300035200, and 16300035300) as prepared by W&A Engineering (Adam Bledsoe, TRLS #3099), 901 Woodland Street, Suite 104, Nashville, TN 37206, and being a portion of the same property conveyed to Global Mall Partnership by Special Warranty Deed from Hickory Hollow Mall Limited Partnership, recorded October 30, 2012, as Instrument No. 20121030-0099637, in the Register's Office for Davidson County, Tennessee.

The sixth and last description (for parcel 16300042300) as prepared by W&A Engineering (Adam Bledsoe, TRLS #3099), 901 Woodland Street, Suite 104, Nashville, TN 37206, and being the same property conveyed to Global Mall Partnership by Quitclaim Deed from the Metropolitan Government of Nashville and Davidson County, recorded February 21, 2014 as Instrument No. 20140221-0015166 in the Register's Office for Davidson County, Tennessee.

W&A Engineering

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Legal Description
Parcel 16300022800

Land situated in the First Civil District of Davidson County, Tennessee, being Lot No. 1, as shown on the plan of Resubdivision of Lots 1, 3, and Parcel 352, Section One, Hickory Hollow mall, of record in Plat Book 7900, Page 280 R.O.D.C.,TN and being more particularly described as follows:

BEGINNING at a point in the southern Right-Of-Way of Mt. View Road, said point being northern most corner of The Courtyard at Hickory Hollow LTD property, of record in Deed Book 11005, Page 392 R.O.D.C.,TN;

thence leaving said southern Right-Of-Way line of Mt. View Road and with the western line of The Courtyard at Hickory Hollow LTD property, S48°00'05"W a distance of 303.92' to a point in the northern line of the Kipp Nashville property, of record in Instrument No. 20220405 0039483 R.O.D.C.,TN; thence with the northern line of the Kipp Nashville property the following four (4) calls:

1. With a curve to the left having a radius of 249.01', a length of 45.01', and a chord bearing and distance of N17°57'15"W for 44.95' to a point
2. N33°11'59"W a distance of 150.79' to a point
3. N74°35'55"W a distance of 591.57' to a mag nail found, marked Cherry Survey
4. S15°23'17"W a distance of 630.97' to an Iron Rod with cap found, marked Cherry Survey, in the northern line of the State of Tennessee property, of record in Instrument No. 20120302 0018464 R.O.D.C.,TN

thence with the northern line of the State of Tennessee property the following four (4) calls:

1. N74°38'20"W a distance of 493.78' to a point
2. N15°21'39"E a distance of 57.09' to a point
3. N74°38'21"W a distance of 227.63' to a 5/8" Iron Rod found
4. N15°18'02"E a distance of 23.25' to a 5/8" Iron Rod found in the eastern line of the CV Hickory Hollow LLC property, of record in Instrument No. 20160331 0030658 R.O.D.C.,TN

thence with the eastern line of the CV Hickory Hollow LLC property, N15°23'06"E a distance of 579.73' to a point in the southern line of the Metro Government property, of record in Instrument No. 20140221 0015181 R.O.D.C.,TN; thence with the southern line of the Metro Government property, S74°38'16"E a distance of 559.51' to a point in the southern line of the Global Mall Partnership property, of record in Instrument No. 20140221 0015166 R.O.D.C.,TN; thence with the southern line of the Global Mall Partnership property the following four (4) calls:

1. S74°41'01"E a distance of 36.34' to a mag nail found, marked Hart
2. N56°43'56"E a distance of 389.69' to a mag nail found, marked HFR Design
3. With a curve to the right having a radius of 2,000.00', a length of 177.12', and a chord bearing and distance of S37°31'14"E for 177.06' to a point
4. N56°43'56"E a distance of 150.93' to a point in the southern Right-Of-Way of Mt. View Road

thence with the southern Right-Of-Way of Mt. View Road, S56°30'17"E a distance of 55.78' to a point; thence continuing with the southern Right-Of-Way of Mt. View Road, S52°15'26"E a distance of 505.44' to the point of BEGINNING.

Containing 16.01 Acres, more or less.

W&A Engineering

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Legal Description
Parcel 16300025600

Land situated in the First Civil District of Davidson County, Tennessee, being a part of Lot No. 4, Section One, Hickory Hollow Mall, as of record in Plat Book 5050, Page 25 R.O.D.C.,TN and being more particularly described as follows:

BEGINNING at a point in the southern Right-Of-Way of Mt. View Road, said point being the northeast corner of the Global Mall Partnership property, of record in Instrument No. 20121030 0099637;

thence leaving said southern Right-Of-Way line of Mt. View Road, S58°51'42"W a distance of 56.68' to a point; thence N43°15'16"W a distance of 61.03' to a point, said point being the norther most corner of the Global Mall Partnership property, of record in Instrument No. 20121030 0099637 R.O.D.C.,TN, and the northeast corner of the Metro Government property, of record in Instrument No. 20140221 0015181 R.O.D.C.,TN; thence with the northern line of the Metro Government property the following four (4) calls:

1. N43°14'20"W a distance of 115.75' to a point
2. With a curve to the left having a radius of 667.99', a length of 369.94', and a chord bearing and distance of N59°05'51"W for 365.23', to a point
3. N74°57'55"W a distance of 294.73' to a point
4. N15°24'05"E a distance of 17.23' to a point in the southern Right-Of-Way of Mt. View Road

thence with the southern Right-Of-Way of Mt. View Road the following seven (7) calls:

1. S74°18'04"E a distance of 496.66' to a point
2. With a curve to the right having a radius of 432.29', a length of 89.00', and a chord bearing and distance of S68°24'11"E for 88.84' to a point
3. S20°53'26"W a distance of 45.60' to a point
4. S70°51'34"E a distance of 67.50' to a point
5. N16°44'33"E a distance of 30.97' to a point
6. With a curve to the right having a radius of 432.29', a length of 170.37', and a chord bearing and distance of S42°26'13"E for 169.27' to a point

7. S30°59'57"E a distance of 61.77' to the point of BEGINNING.

Containing 0.71 Acres, more or less.

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Legal Description
Parcel 16300042100

Land situated in the First Civil District of Davidson County, Tennessee, being a part of Lot No. 4, Section One, Hickory Hollow Mall, as of record in Plat Book 5050, Page 25 R.O.D.C.,TN and being more particularly described as follows:

BEGINNING at a point in the southern Right-Of-Way of Mt. View Road, said point also being the northwest corner of Section One, Hickory Hollow Mall;

thence with said southern Right-Of-Way line of Mt. View Road, S76°53'30"E a distance of 245.00' to a point; thence continuing with said Right-Of-Way line and a curve to the right having a Radius of 1,793.53', a length of 81.62', and a chord bearing and distance of S75°35'17"E for 81.61' to a point; thence continuing with said Right-Of-Way line, S74°17'04"E a distance of 4.08' to a point; thence leaving said Right-Of-Way line and with the western line of the Metro Government property, of record in Instrument No. 20140221 0015181 R.O.D.C.,TN, the following six (6) calls:

1. S40°44'46"W a distance of 120.07' to a point
2. S63°55'39"W a distance of 89.93' to a point
3. S29°21'35"E a distance of 168.38' to a point
4. S11°09'37"W a distance of 223.39' to a point
5. S77°11'24"E a distance of 183.39' to a point
6. S15°24'35" W a distance of 96.22' to a point in the northern line of the CV Hickory Hollow property, of record in Instrument No. 20160331 0030658 R.O.D.C.,TN, said point also being the southeast corner of the tract described herein

thence with the northern line of the CV Hickory Hollow property the following two (2) calls:

1. N74°35'25"W a distance of 221.97' to a mag nail found, set in asphalt
2. N29°34'57"W a distance of 475.93' to a point in the eastern line of the PC Hickory, LLC property, of record in Instrument No. 20131107 0115590 R.O.D.C.,TN

thence with the eastern line of the PC Hickory, LLC property, N21°52'32"E a distance of 252.10' to the point of BEGINNING.
Containing 3.62 Acres, more or less.

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Legal Description
Parcel 16300035200

Land situated in the First Civil District of Davidson County, Tennessee, being parcel 352 as shown on the plan of Resubdivision of Lots 1, 3, and Parcel 352, Section One, Hickory Hollow Mall, as of record in Plat Book 7900, Page 280 R.O.D.C.,TN and being more particularly described as follows:

BEGINNING at a point in the western Right-Of-Way of Bell Road, said point being the southeast corner of the US Bank National Association property, of record in Instrument No. 20030627 0089433; thence leaving said western Right-Of-Way of Bell Road and with the common line of the US Bank National Association property, N27°49'11"W a distance of 108.55' to a point; thence continuing with the common line of the US Bank National Association property, S65°06'12"W a distance of 54.92' to a point; thence continuing with the common line of the US Bank National Association property and with a curve to the right having a radius of 600.00', a length of 248.55', and a chord bearing and distance of S76°58'14"W for 246.78' to a mag nail found, marked Dale & Assoc. in the northern line of The Elam Company property, of record in Instrument No. 20040112 0004688 R.O.D.C.,TN, said point also being the southeast corner of the State of Tennessee property, of record in Instrument No. 20120302 0018464 R.O.D.C.,TN; thence with the eastern line of the State of Tennessee property, N15°23'22"E a distance of 366.07' to a mag nail found, marked Cherry Survey, said mag nail being the southwest corner of the CV LHF, LLC property, of record in Instrument No. 20160726 0076812 R.O.D.C.,TN; thence with the southern line of the CV LHF, LLC property, S74°36'38"E a distance of 510.31' to a point in the northern line of the US Community Credit Union property of record in Instrument No. 20101220 0101004 R.O.D.C.,TN; thence with the northern line of the US Community Credit Union property and a curve to the right having a radius of 550.00', a length of 5.22' and a chord bearing and distance of S64°49'57"W for 5.22' to a point; thence continuing with the northern line of the US Community Credit Union property, S65°06'12"W a distance of 13.41' to a point; thence with the western line of the US Community Credit Union property, S21°58'22"E a distance of 108.55' to a point in the western Right-Of-Way of Bell Road; thence with the western Right-Of-Way of Bell Road and a curve to the left having a radius of

2,940.00', a length of 299.99', and a chord bearing and distance of S65°06'13"W for 299.86' to the point of BEGINNING.

Containing 3.16 Acres, more or less.

202205250060821

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Legal Description
Parcel 16300035300

Land situated in the First Civil District of Davidson County, Tennessee, being parcel 353 as shown on the plan of Resubdivision of Lots 2 an 4, Section One, Hickory Hollow Mall, as of record in Plat Book 7900, Page 258 R.O.D.C.,TN and being more particularly described as follows:

BEGINNING at a mag nail found in the northern line of the First American National Bank property, of record in Deed Book 5200, Page 281 R.O.D.C.,TN; thence with a curve to the right having a radius of 1,100.00', a length of 104.03', and a chord bearing and distance of N59°23'34"W for 103.99' to a mag nail found in the northern line of the Edmondson Chapel Church property, of record in Instrument No. 20121217 0115909 R.O.D.C.,TN, said mag nail also being the southeast corner of the CV Hickory Hollow LLC property, of record in Instrument No. 20160331 0030658 R.O.D.C.,TN; thence with the eastern line of the CV Hickory Hollow LLC property, N15°18'48"E a distance of 506.72' to a mag nail found, set in asphalt; thence continuing with the CV Hickory Hollow LLC property, S74°37'15"E a distance of 100.74' to a 5/8" Iron Rod found, said Iron Rod being the northwest corner of the State of Tennessee property, of record in Instrument No. 20120302 0018464 R.O.D.C.,TN; thence with the western line of the State of Tennessee property, S15°21'36"W a distance of 534.03' to the point of BEGINNING.

Containing 1.20 Acres, more or less.

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Legal Description
Parcel 16300042300

Land situated in the First Civil District of Davidson County, Tennessee, being a part of Lot No. 5, Section 5, Hickory Hollow Mall, as of record in Plat Book 5210, Page 87 R.O.D.C.,TN and being more particularly described as follows:

BEGINNING at a point in the southern Right-Of-Way of Mt. View Road, said point also being the northeast corner of the Global Mall Partnership property, of record in Instrument No. 20121030 0099637 R.O.D.C.,TN;

thence with said southern Right-Of-Way line of Mt. View Road, the following four (4) calls:

1. S31°08'18"E a distance of 33.92' to a point
2. With a curve to the left having a radius of 675.70', a length of 249.07', and a chord bearing and distance of S41°42'07"E for 247.66' to a point
3. S52°15'43"E a distance of 64.14' to a point
4. S56°30'29"E a distance of 11.61' to a point in the northern line of the Global Mall Partnership property, of record in Instrument No. 20121030 0099637 R.O.D.C.,TN, said point being the eastern most corner of the tract described herein

thence with the northern line of the Global Mall Partnership property the following four (4) calls:

1. S56°43'56"W a distance of 150.93' to a point
2. With a curve to the left having a radius of 2,000.00', a length of 177.12', and a chord bearing and distance of N37°31'14"W for 177.06' to a mag nail found, marked HFR Design
3. S56°43'56"W a distance of 389.69' to a mag nail found, marked HART
4. N74°41'01"W a distance of 36.34' to a point, said point being the southeast corner of the Metro Government property, of record in Instrument No. 20140221 0015181 R.O.D.C.,TN, and the southwest corner of the tract described herein

thence with the eastern line of the Metro Government property the following three (3) calls:

1. N15°27'53"E a distance of 205.94' to a point
2. With a curve to the right having a radius of 288.00', a length of 207.79', and a chord bearing and distance of N35°51'06"E for 203.31' to a poinr
3. N56°34'30"E a distance of 105.29' to a point in the southern line of the Global Mall Partnership property, of record in Instrument No. 20121030 0099637 R.O.D.C.,TN

thence with the southern of the Global Mall Partnership property, S43°15'16"E a distance of 61.03' to a point; thence continuing with the southern of the Global Mall Partnership property, N58°51'42"E a distance of 56.68' to the point of BEGINNING. Containing 2.62 Acres, more or less.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 5/20/22 (date of document).

Affiant Signature

5/23/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

