This Instrument Prepared By:
Andrew P. Hanson
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520 Newport Center Drive, Suite 1400
Newport Beach, California 92660

Karen Johnson Davidson County
Batch# 863838 DEEDQC
05/27/2022 10:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220527-0061759

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
IBF Properties, LLC 15305 Dallas Parkway, Suite 400 Addison, Texas 75001	IBF Properties, LLC 15305 Dallas Parkway, Suite 400 Addison, Texas 75001	Tax Parcel ID # 06004-0-110.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **IBF PROPERTIES WG TN, LLC,** a Texas limited liability company ("Grantor"), does hereby quitclaim and convey unto **IBF PROPERTIES, LLC**, a Texas limited liability company ("Grantee"), all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 18 day of April, 2022.

IBF PROPERTIES WG TN, LLC,
a Texas limited liability company

By: Raheel Bhai
Its: Sole Member

STATE OF Texas)
)
COUNTY OF Dallas)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared RAHEEL BHAI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself/herself to be the SOLE Member of LBF Properties WS, TX, LLC, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of RAHEEL BHAI as SOLE Member

Witness my hand and seal, at office in Dallas County, Texas, this 13 day of April, 2022.

TEWANZA TANNER WILLIAMS
Notary ID #125243324
My Commission Expires
September 24, 2025

Notary Public
My commission expires: 9/24/2025

STATE OF Texas)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00, and no other monetary consideration.

CRISTINA GARCIA
Notary Public, State of Texas
Comm. Expires 07-30-2025
Notary ID 131195678

AFFIANT

Subscribed and sworn to before me, this 22 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 7/30/2025

EXHIBIT A

PROPERTY DESCRIPTION

200 W. Maplewood Lane, Nashville, TN 37027

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee. Bounded on the East by the Westerly Margin of Dickerson Pike, Bounded on the South by the Northerly Margin of W. Maplewood Lane, Bounded on the West by the Downside Risk Professional Properties, GP Property, as of record in Instrument Number 200508100094612, R.O.D.C., TN. Bounded on the North by the Maverick Management, LLC Property, as of record in Instrument Number 200208150099038, R.O.D.C., TN, and the RTM Development Company Property, as of record in Deed Book 10511, Page 971, R.O.D.C., TN, and being more particularly described as follows:

Beginning at an existing iron pin, said iron pin being the southeast corner of the RTM Development Company Property, as described in Deed Book 10511, Page 971, R.O.D.C., TN, and the northeast corner of the property described herein; thence, with the westerly margin of Dickerson Pike, South 08 degrees 15 minutes 12 seconds West, 208.97 feet to the beginning of a curve to the right; thence with said curve having a central angle of 90 degrees 04 minutes 48 seconds, a radius of 30.00', a length of 47.17 feet and a chord bearing and distance of South 53 degrees 17 minutes 36 seconds West, 42.46 feet to a point in the northerly margin of West Maplewood Lane; thence, with said margin, North 81 degrees 40 minutes 00 seconds West, 259.96 feet, thence, a common line with the Downside Risk Professional Properties, GP Property, as of record in Instrument Number 200508100094612, R.O.D.C., TN, North 08 degrees 15 minutes 08 seconds East, 232.18 feet to an existing iron pin; thence, a common line with the Maverick Management, LLC Property, as of record in Instrument Number 200208150099038, R.O.D.C., TN, and the RTM Development Company Property, as of record in Deed Book 10511, Page 91, R.O.D.C., TN, South 83 degrees 01 minutes 02 seconds East, 290.07 feet to the point of beginning containing 68,130 square feet or 1.564 acres, more or less.

Parcel Number(s): 06004-0-110.00

Commonly known as: 200 W Maplewood Lane, Nashville, TN 37207

Being the same property that was acquired by a Warranty Deed dated October 14, 2021 and recorded on November 12, 2021 as (instrument) 202111112-0150702 of the Official Records of Davidson County, Tennessee from Pharm-Sale Leaseback II DST Fund I, LLC, grantor, to IBF Properties WG TN, LLC, a Texas limited liability company, grantee

Tennessee Certification of Electronic Document

I, Cristina Garcia, 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 **April 18, 2022** (date of document).

Affiant Signature

4/29/2022
Date

State of TEXAS

County of WILLIAMSON

Sworn to and subscribed before me this **29** day of **April**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 4/22/25

NOTARY'S SEAL

SUNI DAY
Notary Public, State of Texas
Comm. Expires 04-22-2025
Notary ID 129399122