This Instrument Prepared By:

Morgan W. Jones
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Nashville, TN 37219

Karen Johnson Davidson County
Batch# 868663 DEEDQC
06/08/2022 11:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220608-0065542

QUITCLAIM DEED

Address of New Owner as Follows:	*Send Tax Bills To:*	*Map & Parcel No.:*
Eleven North Land (TN), LLC 303 Peachtree Center Avenue NE Suite 575 Atlanta, Georgia 30303	Same	093-05-0-197.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, ELEVEN NORTH LAND PARTNERS, LP, a Delaware limited partnership ("Grantor"), does hereby quitclaim and convey unto ELEVEN NORTH LAND (TN), LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signature appears on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of May, 2022, and effective as of May 16, 2022.

ELEVEN NORTH LAND PARTNERS, LP,
a Delaware limited partnership

By: PR Eleven North Land Holding, LLC,
a Delaware limited liability company,
its general partner

By: J Greenway
Name: S. Jefferson Greenway
Title: Authorized Signatory

STATE OF Georgia)

COUNTY OF DeKalb)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certifies that S. Jefferson Greenway, whose name as Authorized Signatory of PR Eleven North Land Holding, LLC, a Delaware limited liability company, in its capacity as general partner of Eleven North Land Partners, LP, the within named grantor, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

Given under my hand and seal this the 12th day of May, 2022.

TARA BRYANT NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES AUG. 10, 2025

[NOTARIAL SEAL]

Tara Bryant
Notary Public
My Commission Expires: August 10, 2025

AFFIDAVIT OF VALUE

STATE OF Georgia)

COUNTY OF DeKalb)

The undersigned hereby swears or affirms that the actual consideration for this transfer is $0.00.

J Greenway
Affiant

Subscribed and sworn to before me, this the 6th of May, 2022.

Tara Bryant
Notary Public

My Commission Expires: August 10, 2025

TARA BRYANT NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA AUG. 10, 2025

Exhibit A

Legal Description of Property

BEING LOT 1 ON THE PLAN OF SECTION TWO, THE GULCH, OF RECORD IN INSTRUMENT NO. 20040818-0099850, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE URBAN SERVICE DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED BETWEEN CHURCH STREET AND CHARLOTTE AVENUE EAST OF ELEVENTH AVENUE INDUSTRIAL BOULEVARD, BEING A PORTION OF THE PROPERTY CONVEYED TO LOUISVILLE AND NASHVILLE RAILROAD BY DEED OF RECORD IN BOOK 3432, PAGE 179, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE, SAID MONUMENT BEING N 61° 45' 32" E, 435.77 FEET ALONG SAID MARGIN FROM THE NORTHEASTERLY END OF THE RETURN AT ELEVENTH AVENUE INDUSTRIAL BOULEVARD;

THENCE, WITH SAID SOUTHERLY MARGIN N 61° 45' 32" E, 65.20 FEET TO AN IRON PIN 100.00 FEET WESTERLY FROM THE CENTERLINE OF CSX TRANSPORTATION RAILROAD MOST WESTERLY TRACK;

THENCE, LEAVING SAID MARGIN OF CHARLOTTE AVENUE WITH A LINE 100.00 FEET WEST AND PARALLEL TO THE CENTERLINE OF RAILROAD'S MOST WESTERLY TRACT THE FOLLOWING CALLS:

S 26° 43' 00" E, 463.43 FEET TO AN IRON PIN,

WITH A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 08° 11' 51", A RADIUS OF 855.37 FEET AND A CHORD OF S 22° 37' 04" E, 122.27 FEET FOR AN ARC LENGTH OF 122.38 FEET TO AN IRON PIN,

S 18° 31' 08" E, 71.58 FEET TO AN IRON PIN,

WITH A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 08° 53' 45", A RADIUS OF 2,010.08 FEET AND A CHORD OF S 22° 58' 02" E, 311.78 FEET FOR AN ARC LENGTH OF 312.09 FEET TO AN IRON PIN,

S 27° 24' 53" E, 96.35 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF CHURCH STREET;

THENCE, WITH SAID MARGIN, S 60° 08' 04" W, 144.99 FEET TO AN IRON PIN;

THENCE, LEAVING SAID MARGIN WITH THE EAST LINE OF POLAR REFRIGERATED SERVICES, INC., OF RECORD IN BOOK 3132, PAGE 557, R.O.D.C., N 34° 19' 59" W, 652.47 FEET TO A CONCRETE MONUMENT;

THENCE, WITH THE SOUTHERLY LINE OF W.W. GRAINGER, INC., OF RECORD IN DEED BOOK 8921, PAGE 283, R.O.D.C., AS SHOWN ON THE PLAN OF THE GULCH, SECTION ONE OF RECORD IN PLAT BOOK 6050, PAGE 520, R.O.D.C., N 57° 02' 03" E, 214.08 FEET TO A CONCRETE MONUMENT;

THENCE, WITH THE EASTERLY LINE OF SAID W.W. GRAINGER, INC., N 27° 56' 37" W, 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 158,203 SQUARE FEET OR 3.63 ACRES, MORE OR LESS.

Being the same property conveyed to Eleven North Land Partners, LP, a Delaware limited partnership, by deed of record in Instrument No. 20200701-0071488, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 6/01/2022 (date of document).

Teresa A Beardsley
Affiant Signature

6/01/2022
Date

State of Tennessee

County of Williamson

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

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

