When Recorded Return To:
Fidelity National Title
1900 West Loop South, Suite 200
Houston, TX 77027
Attn: Deborah Montgomery

FROM: LC NATIONS, LLC, an Ohio limited liability company
TO: CAMDEN NATIONS, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Camden Nations, LLC 1710 Camden Road Charlotte, North Carolina 28203	(same)	09107005100, 09107005000, 09107005500, 09107036000, 09107005600, 09107035900, 09107005400, 09107010300, 09107010200, 09107010100, 09107005200, 09107005300, 09107004800, 09107004900

THIS INSTRUMENT PREPARED BY: Philip F. Head, Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF OHIO)
COUNTY OF FRANKLIN)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2022.

Notary Public

My Comm. Expires: N/A

Karen Johnson Davidson County
Batch# 869846 DEEDQC
06/13/2022 10:05:31 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220613-0066763

NOTARIAL SEAL STATE OF OHIO

STEPHEN INTIHAR
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **LC NATIONS, LLC**, an Ohio limited liability company, hereinafter called "Grantor," by these presents, does hereby quitclaim and convey all its right, title and interest to **CAMDEN NATIONS, LLC**, a Delaware limited liability company, a Delaware limited liability company, hereinafter called "Grantee", its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is improved property commonly known as 0, 4901, 4903, 4905, 4907, 4909, 4911, 4915, 5001 and 5003 Louisiana Avenue, Nashville, Tennessee and 4908, 4910, 4912 and 5010 Tennessee Avenue, Nashville, Tennessee.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of June 8, 2022.

GRANTOR:

LC NATIONS, LLC, an Ohio limited liability company

By: R. J. Miller
Name: Richard J. Miller
Title: Senior Vice President

STATE OF OHIO)
COUNTY OF FRANKLIN)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard J. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the Senior Vice President of LC Nations, LLC, the within bargainor, an Ohio limited liability company and that he as such Senior Vice President, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Senior Vice President.

Witness my hand and seal, at office in Franklin County, Ohio, this the 9th day of May, 2022.

NOTARY PUBLIC

My Commission Expires: N/A

NOTARIAL SEAL STATE OF OHIO

STEPHEN INTIHAR
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

EXHIBIT A

The Property

North Tract

Land in Davidson County, Tennessee being bounded on the north side by Louisiana Ave, on the east side by 49th Ave North, on the south side by Public Alley #1208, and by Aaron LLC, Instrument Number 20150626 0061506 on the west side, being further identified as Tax Parcel numbers 091-070-056.00, 091-070-055.00, 091-070-054.00, 091-070-359.00, 091-070-048.00, 091-070-049.00, 091-070-050.00, 091-070-051.00, 091-070-052.00, and 091-070-053.00, and being more fully described to-wit:

Beginning at a point, said point being a found 5/8" iron rod at the northwest corner of the described property, the northeast corner of Aaron LLC, instrument No, 20150626 0061506 on the southerly right of way of Louisiana Avenue, a variable width right of way; thence along the southerly right of way of Louisiana Ave with the north line of the described property N 87°55'26" E 630.09 feet in all, passing a found mag nail with disc, " Young Hobbs" at 9.13 feet, a found 1/2" iron rod with cap, " Young Hobbs" at 520.05 feet to a found 1/2" iron rod with cap, " Young Hobbs" at the intersection of the southerly right of way of Louisiana Ave, and the westerly right of way of 49th Ave North a 50 foot public right of way; thence with the westerly right of way of 49th Avenue North, S 01°53'44" E 150.11 feet to a 1/2" iron rod found at the intersection of the westerly right of way of 49th Avenue South, and the northerly right of way of Public Alley #1208, a 25 foot wide public right of way; thence with the northerly right of way of Public Alley #1208, S 87°56'12" W 630.20 feet in all, passing a found 1/2" iron rod with cap, " Young Hobbs" at 110.02 feet to a found 5/8" iron rod in the northerly right of way of at the southwest corner of the described property, the southeast corner of Aaron LLC; thence leaving Public Alley #1208 with Aaron LLC's east line, N 01°51'06" W 149.97 feet to the Point of Beginning containing 2.17 acres more or less per survey of Cliff McGill dated 3/6/2022, as revised 4/29/2022.

South Tract

Land in Davidson County, Tennessee being bounded on the north side by Public Alley #1208 , on the east side by NATIONS PARK CORP Instrument Number QC 20200302 0022747 , on the south side by Tennessee Ave, and by 51st Ave N on the west side, being further identified as Tax Parcel numbers 091-070-101.00, 091-070-360.00, 091-070-102.00, and 091-070-103.00 and being more fully described to-wit:

Beginning at a point, said point being a found 1/2" iron rod w/cap, " Young Hobbs" at the northwest corner of the described property at the intersection of the south right of way of Alley 1208, a 25 foot public right of way, and the east right of way of 51st Ave North a 100 foot public right of way; thence along the north right of way of Alley 1208 N 87°55'28" E 480.04 feet to a MAG Nail found in a stump on the south right of way of Alley 1208 at the northwest corner of NATIONS PARK CORP Instrument Number QC 20200302 0022747; thence along the west line

of Nations Park Corp S 01°54'22" E 150 feet to a found 1/2" iron rod w/cap, " Young Hobbs" on the north right of way of Tennessee Ave an 80 foot public right of way; thence with the north line of Tennessee Ave S 87°55'28" W 480.04 feet to a PK Nail w/disc Young Hobbs at the intersection of the east right of way of 51st Ave North, and the north right of way of Tennessee Ave; thence along the east line of 51st Ave North N 01°54'22" W 150 feet to the Point of Beginning containing 1.65 acres more or less per survey of Cliff McGill dated 3/6/2022, as revised 4/29/2022.

Easement Tract

EASEMENT BENEFITTING TRACT VI OF THE LAND CONTAINED IN THE EASEMENT AGREEMENT FROM 5001 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO MCGOWAN FAMILY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 201401020000164, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to LC nations, LLC, an Ohio limited liability company by Warranty Deed of record at Instrument No. 20200204-0012857, and Quit Claim Deed of record at Instrument No. 20200204-0012858, dated 01/31/2020 and recorded 02/04/2020, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to LC Nations, LLC, an Ohio limited liability company by Warranty Deed of record at Instrument No. 20200204-0012859, and Quit Claim Deed of record at Instrument No. 20200204-0012860, dated 01/31/2020 and recorded 02/04/2020, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to LC Nations, LLC, an Ohio limited liability company by Warranty Deed of record at Instrument No. 20200204-0012862, dated 01/30/2020 and recorded 02/04/2020; corrected by Scrivener' s Affidavit of record at Instrument No. 20200709-0075022, dated 07/07/2020 and recorded 07/09/2020; both in the Register's Office of Davidson County, Tennessee.