Karen Johnson Davidson County
Batch# 871822 DEEDQC
06/15/2022 11:49:12 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220615-0068401

THIS INSTRUMENT PREPARED BY:

Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

**ADDRESS OF NEW OWNER:**

3200 Park Drive, LLC
c/o C.B. Ragland Company
222 Second Avenue South
Suite 1930
Nashville, TN 37201

**SEND TAX BILL TO:**

Same

**MAP-PARCEL:**

104-020-216.00

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BLUECROSS BLUESHIELD OF TENNESSEE, INC.**, a Tennessee not-for-profit corporation (f/k/a Blue Cross and Blue Shield of Tennessee) (hereinafter the "Grantor"), has this day bargained and sold, and does hereby quitclaim, transfer and convey to **3200 PARK DRIVE, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described land in Davidson County, Tennessee, to-wit:

[See Exhibit A attached hereto]

This is improved property located at 3200 Park Drive and 3110 Hillcrest Place, Nashville, Tennessee 37203.

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

*(Signatures on following page)*

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2022.

**BLUECROSS BLUESHIELD OF TENNESSEE, INC.,**
a not-for-profit corporation

By: Roy D. Vaughn
Name: Roby D. Vaughn
Title: SVP, Chief HR Officer

STATE OF TENNESSEE )
COUNTY OF Hamilton )

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Roy D. Vaughn, 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 SVP & CHRO of BlueCross BlueShield of Tennessee, Inc., a Tennessee not-for-profit corporation, and that he/she as such SVP & CHRO, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such SVP & CHRO.

WITNESS my hand and official seal at 3:27 P.M., Hamilton County, Tennessee, this 9 day of June, 2022.

Miriam B. Blum
Notary Public

My Commission Expires: 11-13-2023

MIRIAM B. BLUM
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 11-13-2023

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 10th day of June, 2022.

TAMMY RHODES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: July 3, 2023

# EXHIBIT A

## Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows pursuant to that certain Survey of Barge Design Solutions, Certified to by Brad T. Thomas, Registration No. 2431, Job No. 378900, dated April 13, 2022:

BEING A PARCEL OF LAND IN THE URBAN SERVICES DISTRICT WITHIN THE 21ST COUNCILMANIC DISTRICT OF METRO NASHVILLE-DAVIDSON COUNTY, TENNESSEE. BEING GENERALLY LOCATED TO THE NORTH OF WEST END AVENUE AND PARK DRIVE, TO THE WEST OF 31ST AVENUE NORTH, WEST OF ACKLEN PARK DRIVE, AND SOUTH OF HILLCREST PLACE. BEING THE PROPERTY CONVEYED TO BLUE CROSS BLUE SHIELD OF TENNESSEE BY DEED OF RECORD IN DEED BOOK 8389, PAGE 145, AND DEED BOOK 8389, PAGE 151, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING LOTS 2A, 147, 148, AND 149 AS SHOWN ON THE PLAN OF THE REVISED MAP OF WEST END PARK OF RECORD IN PLAT BOOK 421, PAGES 82-83, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD (NEW) AT THE COMMON CORNER OF SAID BLUE CROSS BLUE SHIELD OF TENNESSEE AND ABBY LANE PROPERTIES – WEST, LLC OF RECORD IN INSTRUMENT NO. 20190125-0007803, R.O.D.C., BEING 55.50 FEET EAST OF THE WESTERLY RIGHT-OF-WAY OF ACKLEN PARK DRIVE.

THENCE, WITH SAID ABBY LANE PROPERTIES – WEST, LLC, N 47° 58' 25" W, PASSING THE CORNER OF BLUE CROSS BLUE SHIELD OF TENNESSEE BY DEED OF RECORD IN DEED BOOK 8389, PAGE 145, R.O.D.C. AT 175.50 FEET AND CONTINUING WITH BLUE CROSS BLUE SHIELD OF TENNESSEE BY DEED OF RECORD IN DEED BOOK 8389, PAGE 151, R.O.D.C. 24.50 FEET FOR A TOTAL OF 200.00 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY RIGHT-OF-WAY OF HILLCREST PLACE.

THENCE, WITH SAID HILLCREST PLACE N 48° 28' 35" E, PASSING THE CORNER OF SAID BLUE CROSS BLUE SHIELD OF TENNESSEE BY DEED OF RECORD IN DEED BOOK 8389, PAGE 145, R.O.D.C. AT 4.70 FEET CONTINUING FOR 146.15 FEET FOR A TOTAL OF 150.85 FEET TO AN IRON ROD (NEW);

THENCE, INITIALLY CONTINUING WITH SAID HILLCREST PLACE THEN WITH THE AMERICAN CENTER PROPERTY OF RECORD IN INSTRUMENT NO. 20191101-0112529, R.O.D.C. THE FOLLOWING CALLS:

N 41° 28' 35" E, 249.15 FEET TO AN IRON ROD (NEW);
S 47° 58' 25" E, 200.00 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY RIGHT-OF-WAY OF PARK DRIVE;

THENCE, WITH SAID PARK DRIVE THE FOLLOWING CALLS:

S 41° 28' 35" W, 249.15 FEET TO AN IRON ROD (NEW);

S 48° 28' 35" W, 150.85 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BLUE CROSS AND BLUE SHIELD OF TENNESSEE BY DEED OF RECORD IN BOOK 8389, PAGE 145 AND IN BOOK 8389, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.