Karen Johnson Davidson County
Batch# 897137 DEEDQC
08/01/2022 03:42:30 PM 15 pgs
Fees: $77.00 Taxes: $0.00
20220801-0087581

Certificate of Authenticity

I, Christeen Hennes, 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 July 22, 2022.

Date

Affiant Signature

7/22/22

Date

State of MN

County of Hennepin

Sworn to and subscribed before me this 22 day of July, 2022.

Notary's Signature

HOLLY CHRISTINE JOHNSEN
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2025

My Commission Expires: 1/31/25

Date

Notary's Seal (if on paper)

QUIT CLAIM DEED

FROM: ELIZABETH TANNENBAUM, et. al.

This instrument was prepared by:
Levenfeld Pearlstein, LLC
2 N. LaSalle Street, Suite 1300
Chicago, Illinois 60602
Attn: William L. Pawlowski

TO: CLARENDALE WEST END, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Clarendale West End, LLC c/o Ryan Companies US, Inc. 700 Oakmont Lane, Suite 100 Westmont, Illinois 60559 Attention: David Erickson	Same	104-06-0-021.00 104-06-0-022.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 21 day of July 2022.

CARLA A. HALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-8-2025

Notary Public

My Commission Expires: _____

QUIT CLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **ELIZABETH G. TANNENBAUM, DAVID O. TANNENBAUM, DANIELLE I. TANNENBAUM-PASCH, KAREN G. KING, MICHAEL S. KING, STEPHANIE F. KING, BETTY G. ANDERSON, GEMINI RACHEL ANDERSON, WEST END MANOR 2015 FAMILY TRUST,** and **PARK WEST COMPANY**, as tenants-in-common (collectively, "**Grantor**") does hereby quitclaim and transfer unto **CLARENDALE WEST END, LLC**, a Delaware limited liability company ("**Grantee**"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto.

This is unimproved property known as 3416 and 3414 Park Drive, Nashville, Tennessee, 37207.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the Grantor has executed this Quit Claim Deed this 21 day of July, 2022.

[Grantor's signatures begin on following page]

GRANTOR:

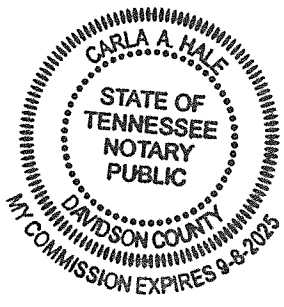
Elizabeth G. Tannenbaum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth G. Tannenbaum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Carla A. Hale
Carla A. Hale notary



David O. Tannenbaum by [illegible] POA

David O. Tannenbaum
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated June 24, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

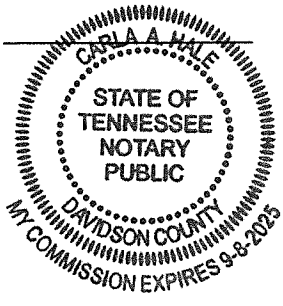
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney in fact by Power of Attorney dated June 24, 2022, for David O. Tannenbaum, the within named bargainor, and that he as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of David O. Tannenbaum by himself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Carla A. Hale

Notary Public

My Commission Expires: _____



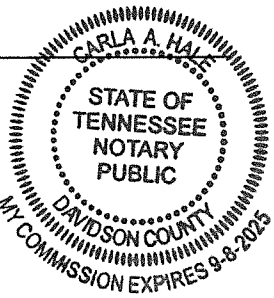
Danielle I. Tannenbaum-Pasch
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated July 12, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney in fact by Power of Attorney dated July 12, 2022, for Danielle I. Tannenbaum-Pasch, the within named bargainor, and that she as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Danielle I. Tannenbaum-Pasch by herself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Notary Public

My Commission Expires: 

Karen G. King
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated June 28, 2022

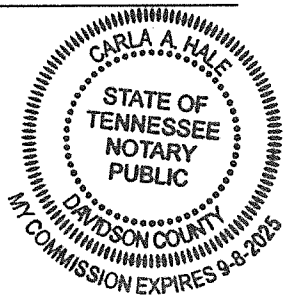
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney in fact by Power of Attorney dated June 28, 2022, for Karen G. King, the within named bargainor, and that she as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Karen G. King by herself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Notary Public

My Commission Expires: _____



Michael S. King by [illegible] POA

Michael S. King
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated July 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney in fact by Power of Attorney dated July 6, 2022, for Michael S. King, the within named bargainor, and that he as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Michael S. King by himself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Carla A. Hale
Notary Public

My Commission Expires: CARLA A. HALE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Stephanie F. King by POA

Stephanie F. King
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated June 28, 2022

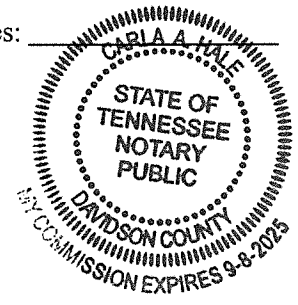
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney in fact by Power of Attorney dated June 28, 2022, for Stephanie F. King, the within named bargainor, and that she as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Stephanie F. King by herself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Carla A. Hall

Notary Public

My Commission Expires: 

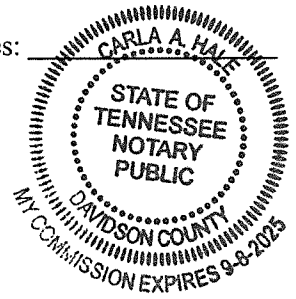
Betty G. Anderson
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated June 28, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney in fact by Power of Attorney dated June 28, 2022, for Betty G. Anderson, the within named bargainor, and that she as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Betty G. Anderson by herself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Notary Public

My Commission Expires: 

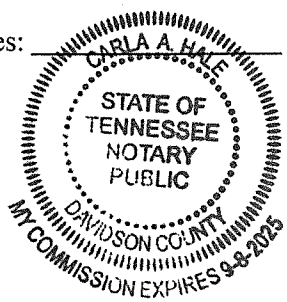
Gemini Rachel Anderson
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated July 4, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney in fact by Power of Attorney dated July 4, 2022, for Gemini Rachel Anderson, the within named bargainor, and that she as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Gemini Rachel Anderson by herself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Notary Public

My Commission Expires: 

WEST END MANOR 2015 FAMILY TRUST

By: Cumberland Trust and Investment Company, Trustee

By: _____
Chris Buckley
Senior Vice President

BY: _____
Elizabeth G. Tannenbaum, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chris Buckley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Senior Vice President of Cumberland Trust and Investment Company, a Trustee of the WEST END MANOR 2015 FAMILY TRUST, the within named bargainor, and that he as such Senior Vice President of the Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Trustee of the trust.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Carla A. Hale
Notary Public

My Commission Expires: _____

CARLA A. HALE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth G. Tannenbaum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Trustee of the WEST END MANOR 2015 FAMILY TRUST, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Carla A. Hale
Notary Public

My Commission Expires: _____

CARLA A. HALE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

PARK WEST COMPANY,
a general partnership

By: _____
Elizabeth Tannenbaum
Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized partner of PARK WEST COMPANY, a general partnership, the within named bargainor, and that she as such authorized partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as authorized partner.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

_____
Notary Public

My Commission Expires: _____

CARLA A. HALE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 5 and part of Lot 6, as shown on the map entitled the Plan of West End Park, of record in Book 161, page 47, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod on the easterly right-of-way line of Fairmont Drive at a corner common with Richard J. Harris, as of record in Deed Instrument No. 20160524-0051950, at said Register's Office;

Thence Leaving the easterly right-of-way line of Fairmont Drive with the southerly property line of Richard J. Harris, South 47 deg 08 min 41 sec East, 143.82 feet to an iron rod set;

Thence North 42 deg 36 min 02 sec East, 50.70 feet to an iron rod set on the southerly property line of Fairmont Square I Condominiums, as of record in Plat Book 6250, Page 310, at said Register's Office;

Thence with the southerly property line of Fairmont Square I Condominiums, South 46 deg 43 min 37 sec East, 100.00 feet to an iron rod set on the westerly property line of Highwoods Realty, LP, as of record in Deed Instrument No. 20121226-0118692, at said Register's Office;

Thence with the westerly property line of Highwoods Realty, LP, South 42 deg 37 min 28 sec West, 225.89 feet to an existing iron rod on the northerly right-of-way line of Park Drive;

Thence with the northerly right-of-way line of Park Drive, North 82 deg 45 min 41 sec West, 221.20 feet to a PK nail set;

Thence along a curve to the right with an arc length of 5.70 feet, the radius of which is 50.00 feet, the central angle of which is 06 deg 31 min 54 sec, the chord of which is North 79 deg 31 min 51 sec West, 5.69 feet to PK nail set;

Thence North 36 deg 58 min 41 sec West, 43.70 feet to an existing iron rod at the intersection of the easterly right-of-way line of Fairmont Drive;

Thence with the easterly right-of-way line of Fairmont Drive, North 07 deg 43 min 16 sec East, 52.86 feet to an existing concrete monument;

Thence North 45 deg 52 min 39 sec East, 257.20 feet to the point of beginning, containing 69,461 square feet (1.59 acres more or less).

Being the same property conveyed in Deed Instrument No. 201510070102301 (Parcel 21) and Deed Instrument No. 20110818-0064043, at said Register's Office.