This Instrument prepared by and after recording return to:

Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 899885 DEEDQC
08/08/2022 08:36:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220808-0089613

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
BCPAG AMBEST Holdings, LLC 215 Ward Circle Brentwood, Tennessee 37027	012D C 00700 000 – Williamson County 15900020900 – Davidson County	Same as New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **101 Winners Circle Associates, L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **BCPAG AMBEST Holdings, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain tracts or parcels of land, together with all appurtenances, privileges, and easements, (i) located in Williamson County at 101 Winners Circle N, Brentwood, Tennessee 37027 and (ii) located in Davidson County at 0 Old Hickory Boulevard, Brentwood, Tennessee 37027 described on Exhibit A attached hereto

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

[Signature page follows]

[Signature page to Quitclaim Deed]

GRANTOR:

101 WINNERS CIRCLE ASSOCIATES, L.P.,
a Tennessee limited partnership

By: 101 WINNERS CIRCLE, LLC, its General Partner

By: _____
Name: Floyd Shechter
Its: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Floyd Shechter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he is the Managing Member of 101 Winners Circle, LLC, a Tennessee limited liability company, the General Partner of the within named bargainor, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said limited partnership for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of August, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
This 1st day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

EXHIBIT A

Property Description

LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BY THAT CERTAIN SURVEY IDENTIFIED AS PROJECT NO. 22-0129 CERTIFIED BY TED J. STEVENSON II, P.L.S. NO. 2136:

BEING A CERTAIN PARCEL OF LAND LYING PARTIALLY IN NASHVILLE'S THIRTY-FOURTH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND PARTIALLY IN THE CITY OF BRENTWOOD'S FIFTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.

SAID PARCEL IS LOCATED AT THE NORTHERLY TERMINUS OF WINNERS CIRCLE AND BEING LOT NUMBER 13 AS SHOWN ON THE PLAN ENTITLED "MARYLAND FARMS, SECTION 7" OF RECORD IN PLAT BOOK 5800, PAGE 90, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE) AND PLAT BOOK 8, PAGE 39, R.O.W.C.T. (REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE), AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN 5/8" IRON ROD (OLD), WITH NO CAP, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, AT THE NORTHWEST CORNER OF LOT 14 AS SHOWN ON SAID MARYLAND FARMS, SECTION 7 AS CONVEYED TO HIGHWOODS/TENNESSEE HOLDINGS, L.P. OF RECORD IN DEED BOOK 1601, PAGE 763, R.O.W.C.T., BEING WESTERLY APPROXIMATELY 1,838 FEET FROM THE WESTERLY RIGHT-OF-WAY LINE OF WEST PARK DRIVE AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH SAID LOT 14 AND HIGHWOODS/TENNESSEE HOLDINGS, L.P., SOUTH 18 DEGREES 08 MINUTES 52 SECONDS WEST, 557.66 FEET TO A P.K. NAIL (OLD) IN THE NORTHERLY TERMINUS OF WINNERS CIRCLE;

THENCE, WITH SAID TERMINUS AND THE NORTHERLY LINE OF LOT 29 AS SHOWN ON THE PLAN ENTITLED "MARYLAND FARMS, SECTION 21" OF RECORD IN PLAT BOOK 9, PAGE 61, R.O.W.C.T., AS CONVEYED TO BRENTWOOD-MARYLAND WAY, LLC, OF RECORD IN DEED BOOK 7496, PAGE 616, R.O.W.C.T., NORTH 82 DEGREES 12 MINUTES 05 SECONDS WEST, 334.07 FEET TO AN 5/8" IRON ROD (OLD), WITH NO CAP, IN THE EASTERLY LINE OF LOT 1 ON THE PLAN ENTITLED "MARYLAND FARMS, SECTIONS 16 AND 54" OF RECORD IN PLAT BOOK 29, PAGE 105, R.O.W.C.T., AS CONVEYED TO W. FRED WILLIAMS, TRUSTEE , OF RECORD IN DEED BOOK 1467, PAGE 509, R.O.W.C.T.;

THENCE, WITH SAID LOT 1 AND W. FRED WILLIAMS, TRUSTEE, NORTH 16 DEGREES 09 MINUTES 17 SECONDS EAST, 214.99 FEET TO AN 1/2" IRON ROD (OLD), WITH NO CAP, AT THE SOUTHEAST CORNER OF LOT 26 OF SAID MARYLAND

FARMS, SECTIONS 16 AND 54 AS CONVEYED TO HIW-TN, LLC OF RECORD IN DEED BOOK 4977, PAGE 399, R.O.W.C.T.;

THENCE, WITH SAID LOT 26 AND HIW-TN, LLC THE NEXT SIX CALLS:
1) NORTH 20 DEGREES 59 MINUTES 24 SECONDS EAST, 59.00 FEET TO A MARK ON A ROCK (OLD);
2) NORTH 45 DEGREES 06 MINUTES 40 SECONDS EAST, 46.80 FEET TO A 5/8" IRON ROD (OLD), WITH NO CAP;
3) SOUTH 78 DEGREES 53 MINUTES 23 SECONDS EAST, 14.20 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
4) NORTH 21 DEGREES 31 MINUTES 57 SECONDS EAST, 144.33 FEET TO A CONCRETE MONUMENT (OLD);
5) NORTH 07 DEGREES 28 MINUTES 19 SECONDS EAST, 40.66 FEET TO A CONCRETE MONUMENT (OLD);
6) NORTH 04 DEGREES 36 MINUTES 43 SECONDS WEST, 51.37 FEET TO A CONCRETE MONUMENT (OLD) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD;

THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 84 DEGREES 08 MINUTES 46 SECONDS EAST, 324.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 174,738 SQUARE FEET OR 4.01 ACRES MORE OR LESS.

THE ABOVE-DESCRIBED PROPERTY IS THE SAME PROPERTY AS CONVEYED TO 101 WINNERS CIRCLE ASSOCIATES, L.P., OF RECORD IN DEED BOOK 4977, PAGE 399, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AND INSTRUMENT NUMBER 20091222-0116534, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/01/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/01/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 **day of** August, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM