Karen Johnson Davidson County
Batch# 902001 DEEDQC
08/11/2022 10:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220811-0091354

2

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Green Hills Owner, L.L.C. c/o Transwestern Development Company 1900 West Loop South, Suite 1300 Houston, TX 77027 Attention: B. Jeff Knowles	131-2-98 131-2-99 131-2-100	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (mth) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BT Green Hills Realty Partners**, a Tennessee general partnership ("***Grantor***"), by these presents hereby sells, assigns and quitclaims to **Green Hills Owner, L.L.C.,** a Delaware limited liability company ("***Grantee***"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain real property located in Davidson County, Tennessee, being more particularly described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "***Property***").

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

This is improved property known as 4094, 4100 and 4102 Hillsboro Pike, Nashville, Tennessee.

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 August, 2022.

BELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 01-07-2025

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the date of its acknowledgment below to be effective as of the 11 day of August, 2022.

GRANTOR:

BT GREEN HILLS REALTY PARTNERS,
a Tennessee general partnership

By: BRP/2121 Realty Partners, a Tennessee general partnership, its Managing Partner

By: Bradford Realty Partners, a Tennessee general partnership, its Managing Partner

By: BPI Bradford Realty Partners, a Tennessee general partnership, its Managing Partner

By: BPI 2121 Abbott Martin Partners, LLC, a Tennessee limited liability company, its Managing Partner

By: _____
David P. Crabtree
Manager

STATE OF TENNESSEE §

COUNTY OF DAVIDSON §

Before me, a notary public of the state and county aforementioned, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of BPI 2121 Abbott Martin Partners, LLC, a Tennessee limited liability company, the Managing Partner of BPI Bradford Realty Partners, a Tennessee general partnership, the Managing Partner of Bradford Realty Partners, a Tennessee general partnership, the Managing Partner of BRP/2121 Realty Partners, a Tennessee general partnership, the Managing Partner of BT Green Hills Realty Partners, a Tennessee general partnership, the within named grantor, and that such person, as such Managing Partner, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership as such Managing Partner.

WITNESS my hand and seal, at office in DAVIDSON County, Tennessee, this 10th day of August, 2022.

Delsa J. Carter
NOTARY PUBLIC

[SEAL]

My Commission Expires: 09-07-2025.

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Legal Description of the Property

Being a tract of land lying in the 25th Council District of Davidson County, Nashville, Tennessee, and being Lot 72, Lot 73 and a portion of Lot 74 of Colonial Heights as recorded in Plat Book 1130, Page 102, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the northeast by Lot 71 of said Colonial Heights, bounded on the southeast by the northwestern Right of Way (ROW) of Alley #1710 (a 20' wide public right of way), bounded on the southwest by Open Space, Unit 3, and Unit 4 of 4104 Complex as recorded in Plat Book 5800, Page 9, RODC, and bounded on the northwest by the southeastern ROW of Hillsboro Pike (an 80' wide public right of way). Said tract being more particularly described as follows:

POINT OF BEGINNING being a found ½" iron rod lying on said southeastern ROW of Hillsboro Pike, being the west corner of said Lot 71 and the north corner of the herein described tract, and being ±250 feet from the intersection of said southeastern ROW of Hillsboro Pike and the centerline of Warfield Drive; thence leaving said ROW of Hillsboro Pike and along the common line of the herein described tract and said Lot 71 South 47°58'20" East 300.00 feet to a set point lying on said northwestern ROW of Alley #1710; thence along said ROW of Alley #1710 South 42°01'40" West 220.00 feet to a set point; thence leaving said ROW of Alley #1710 and along the common line of the herein described tract and said Open Space, Unit 3 and Unit 4 North 47°58'20" West 300.00 feet to a set iron rod lying on said southeastern ROW of Hillsboro Pike; thence along said ROW of Hillsboro Pike North 42°01'40" East 220.00 feet to the point of beginning.

Tract contains 66,000 square feet or 1.52 acres.
Bearings based on Tennessee State Plane Coordinate System.

The foregoing description was prepared based on that certain ALTA/NSPS Land Title and Topographic Survey prepared by L. Brandon Lambert (TN R.L.S. No. 2828) of Chastan-Skillman, whose address is 215 Centerview Drive, Suite 113, Brentwood, TN 37027, being dated July 19, 2022 and designated Project No. 1027001.

Being the same premises conveyed to BT Green Hills Realty Partners, a Tennessee general partnership, by (i) Quitclaim Deed from Bradford Realty Partners dated April 29, 2022, filed for record May 18, 2022 as Instrument No. 20220518-0057308 in the Register's Office of Davidson County, Tennessee and (ii) Quitclaim Deed from 2121 Abbott Martin Partners, LLC dated April 29, 2022, filed for record May 18, 2022 as Instrument No. 20220518-0057307 in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Lisa Farris, 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 August 11, 2022.

Date

Lisa Farris

Affiant Signature

August 11, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of August, 2022.

Notary's Signature

My Commission Expires: 10/22/2025

Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025