Karen Johnson Davidson County
Batch# 904277 DEEDQC
08/17/2022 08:08:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20220817-0093004

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
SOBRO I Apartments, LLC 3102 West End Avenue, Suite 780 Nashville, TN 37203	Map & Parcel No. 093-14-0-479.00	SOBRO I Apartments, LLC 3102 West End Avenue, Suite 780 Nashville, TN 37203
This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 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, **CPC – 8 TO 5, L.P.,** a Tennessee limited partnership (the "Grantor"), by these presents hereby sells, assigns and quitclaims to **SOBRO I APARTMENTS LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Schedule 1, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 825 6TH Avenue South, Nashville, Tennessee.

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

Except as otherwise expressly provided in this deed or any other written agreement executed by Grantor, by acceptance of this Deed, Grantee acknowledges and agrees that: (i) Grantor has not made, is not making and specifically disclaims and negates any warranties, representations, guarantees or assurances (express or implied) regarding the Property or any rights, interests, easements and hereditaments appurtenant thereto; (ii) Grantee is purchasing the Property "As-Is, Where-Is" with all faults and all latent or patent defects; and (iii) Grantee, on behalf of itself and its successors and assigns, shall be deemed to have waived, released and discharged Grantor from all claims that Grantee or its successors or assigns has or may have against Grantor relating to the Property, whether known or unknown, existing or arising in the future, including, but not limited to, claims for contribution or indemnity under any environmental laws.

[SIGNATURE ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 5th day of August, 2022.

Notary Public
My Commission Expires:
NOV 17 2026

STACI L SMART
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

ELECTRONICALLY RECORDED BY:
Fidelity National Title Insurance Company
1620 L Street, NW, 4th Floor
Washington, D.C. 20036

File No. MB DC2100782 **2 of 2**

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 12 day of August, 2022.

GRANTOR:

CPC – 8 TO 5, L.P.,
a Tennessee limited partnership

By: Green – Little Corporation, its General Partner

By: _____
L.A. Green, III, its President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Stacy Smart, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared L.A. Green, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Green – Little Corporation, the General Partner of CPC – 8 to 5, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such President of the General Partner of the bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership, by himself in his capacity as the President of its General Partner.

Witness my hand seal at office this 5th day of August, 2022.

Stacy Smart
Notary Public

My Commission Expires: NOV 17 2026

[Signature Page to Quitclaim Deed]

SCHEDULE 1

PROPERTY DESCRIPTION

AS -SURVEYED LEGAL:

Being a tract of land lying in the 19th Council District of Davidson County, Nashville, Tennessee. Being a portion of Lot 1 of the Final Plat of Ash Street Property as recorded in Plat Book 9700, Page 297, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the north by the southern Right-of-Way (ROW) of Division Street (Public ROW varies); bounded on the east by the

western ROW of 6th Avenue South (49.5' Public ROW); bounded on the south by the northern ROW of Mulberry Street (40' Public ROW); and bounded on the west by the eastern ROW of Vine Street (49.5' Public ROW). Tract being more particularly described as follows:

POINT OF BEGINNING being the intersection of the western ROW of 6th Avenue South and the northern ROW of Mulberry Street;

thence with said northern ROW of Mulberry Street South 62° 36' 32" West a distance of 346.13 feet to a found iron rod with cap (CCPC);

thence South 89° 09' 57" West a distance of 63.32 feet to a found iron rod with cap (CCPC);

thence North 46° 08' 46" West a distance of 101.95 feet to a found iron rod with cap (CCPC) on the eastern ROW of Vine Street;

thence with said eastern ROW of Vine Street North 27° 22' 13" West a distance of 222.26 feet to a found 5/8" iron rod on the southern ROW of Division Street;

thence with said southern ROW of Division Street along a concrete retaining wall for the following 12 calls:

North 42° 12' 31" East a distance of 40.57 feet to a point;

thence South 47° 47' 29" East a distance of 3.50 feet to a point;

thence North 42° 12' 31" East a distance of 11.34 feet to a point;

thence North 55° 31' 07" East a distance of 15.59 feet to a point;

thence North 56° 36' 05" East a distance of 21.77 feet to a point;

thence North 46° 45' 52" East a distance of 37.81 feet to a point;

thence North 47° 03' 08" East a distance of 35.88 feet to a point;

thence North 24° 05' 05" East a distance of 39.42 feet to a point;

thence North 51° 54' 45" East a distance of 53.01 feet to a point;

thence North 61° 56' 54" East a distance of 90.07 feet to a point;

thence North 50° 49' 38" East a distance of 52.41 feet to a point;

thence North 53° 00' 52" East a distance of 53.87 feet to a point on the western ROW of 6th Avenue South;

thence with said western ROW of 6th Avenue South, South 27° 24' 23" East a distance of 441.18 feet to the point of beginning.

Being a portion of the same property conveyed to CPC-8 to 5, L.P., a Tennessee limited partnership, by deeds of record in Book 9038, Page 593, Book 9038, Page 597, Book 9140, page 311, re-recorded in Book 9172, Page 156, in the Register's Office for Davidson County, Tennessee, and Metropolitan Council Bill No. 095-1409, in the County Court Clerk's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Vanessa Small, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

District of Columbia

~~State of~~ _____

~~County of~~ _____

Personally appeared before me, Kimberly E Rodarte, a notary public for this county and state, Vanessa Small who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This 16 day of August, 2022

Notary's Signature

KIMBERLY E. RODARTE
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires December 14, 2025

My Commission Expires

Notary's Seal (If on paper)

KIMBERLY E. RODARTE NOTARY PUBLIC EXP. 12-14-25 DISTRICT OF COLUMBIA