Karen Johnson Davidson County
Batch# 930039 DEEDQC
10/14/2022 03:26:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221014-0112977

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC
2927 Berry Hill Drive
Nashville, Tennessee 37204
25709-1G / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dogwood TAC+ PropCo TN, LLC 345 California St, Suite 3300 San Francisco, CA 94104 Attn: Yaman Shukairy	New Owner	07900010900 09000000600

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Lone Maple Investors, a Tennessee joint venture** (hereinafter referred to as the "**Grantor**"), by these presents does transfer, convey and quitclaim unto **Dogwood TAC+ PropCo TN, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of publishing the new, surveyor-prepared legal description in the public record.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, this instrument has been executed this 13th day of October, 2022.

Lone Maple Investors, a Tennessee joint venture

By: William H. Hawkins
Name: William H. Hawkins managing joint Venturer
Its: Managing Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Hawkins, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Joint Venturer of Lone Maple Investors, a Tennessee joint venture, the within-named bargainor, and that he as such Managing Joint Venturer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Managing Joint Venturer.

WITNESS my hand, at office, this 13 day of October, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 13th day of October, 2022.

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/03/2023 DAVIDSON COUNTY

Notary Public
My Commission Expires:

EXHIBIT A
Legal Description

The following descriptions being derived from the ALTA/NSPS Land Title Survey of 6040 Tufting Court and Cockrill Bend Boulevard, made by Cherry Land Surveying, Inc., Michael H. Charette, TN R.L.S.#2048, dated April 28, 2022, last revised September 20, 2022 as Job No. 22044S1 CW.

Parcel ID#:07900010900

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lot 3 of the Resubdivision of Lot 1, First Revision, Section One, Cockrill Bend Industrial Subdivision, as of record in Instrument Number: 20170329-0030493, at the Register's Office for Davidson County, Tennessee;

Beginning at an exiting iron rod in the southerly right-of-way line of Cockrill Bend Boulevard, 100 feet in width, at a corner common with Lot 1 of said Resubdivision of Lot 1, First Revision, Section One, Cockrill Bend Industrial Subdivision, also being the property of Pardue 7201 Dynasty Trust, as of record in Instrument Number: 20161128-0124683, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Cockrill Bend Boulevard, with the westerly property line of said Lot 1, South 69 deg 30 min 50 sec West, 145.00 feet to an existing iron rod;

Thence South 21 deg 22 min 35 sec West, 826.50 feet to a pk nail set;

Thence with the southerly property line of said Lot 1, South 68 deg 39 min 03 sec East, 630.22 feet to pk nail set in the westerly right-of-way line of Tufting Court, 60 feet in width;

Thence with the westerly right-of-way line of Tufting Court, South 21 deg 21 min 56 sec West, 118.00 feet to an iron rod set at a corner common with Lot 2 of the First Revision, Section One, Cockrill Bend Industrial Subdivision, as of record in Plat Book 5800, Page 35, at the Register's Office for Davidson County, Tennessee, also being the property of Lone Maple Investors, as of record in Instrument Number: 20140606-0049522, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Tufting Court, with the northerly property line of said Lot 2, North 68 deg 39 min 03 sec West, 1164.98 feet to an existing iron rod, in the easterly property line of Metro Government P Park Board, as of record in Deed Book 6138, Page 190, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Metro Government P Park Board, North 36 deg 28 min 36 sec East, 1173.37 feet to an existing iron rod in the southerly right-of-way line of Cockrill Bend Boulevard;

Thence with the southerly right-of-way line of the southerly right-of-way line of Cockrill Bend Boulevard, South 53 deg 28 min 03 sec East, 349.21 feet to the POINT OF BEGINNING. Containing 506,627 square feet or 11.631 acres more or less.

Being the same property conveyed to Lone Maple Investors, as of record in Instrument Number: 20170331-0031429, at the Register's Office for Davidson County, Tennessee, also being part of Tufting Court closed by Ordinance No. BL2017-652.

Parcel ID#:09000000600

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lot 2 of the First Revision, Section One, Cockrill Bend Industrial Subdivision, as of record in Plat Book 5800, Page 35, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the cul-de-sac of Tufting Court, at a corner common with the property of Rogers Group, Inc., as of record in Instrument Number: 20170424-0039879, at the Register's Office for Davidson County, Tennessee;

Thence leaving the cul-de-sac of Tufting Court, with the northerly property line of Rogers Group, Inc., South 77 deg 16 min 57 sec West, 1162.80 feet to a point in the Cumberland River;

Thence with the Cumberland River, North 33 deg 41 min 42 sec West, 405.94 feet to a point at a corner common with the property of Metro Government P Park Board, as of record in Deed Book 6138, Page 190, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Metro Government P Park Board, North 36 deg 28 min 36 sec East, 781.46 feet to an existing iron rod, at a corner common with Lot 3 of the Resubdivision of Lot 1, First Revision, Section One, Cockrill Bend Industrial Subdivision, as of record in Instrument Number: 20170329-0030493, at the Register's Office for Davidson County, Tennessee, also being the property of Lone Maple Investors, as of record in Instrument Number: 20170331-0031429, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 3, South 68 deg 39 min 03 sec East, 1164.98 feet to an iron rod set in the westerly right-of-way line of Tufting Court, 60 feet in width;

Thence with the westerly right-of-way line of Tufting Court, South 21 deg 21 min 56 sec West, 28.57 feet to an iron rod set;

Thence North 68 deg 39 min 03 sec West, 20.00 feet to an iron rod set;

Thence South 21 deg 21 min 56 sec West, 4.53 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 124.89 feet, the central angle of which is 96 deg 38 min 48 sec, the radius of which is 74.04 feet, the chord of which is South 25 deg 35 min 02 sec West, 110.60 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 82.25 feet, the central angle of which is 23 deg 33 min 46 sec, the radius of which is 200.00 feet, the chord of which is South 49 deg 32 min 43 sec West, 81.67 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 129.23 feet, the central angle of which is 74 deg 02 min 39 sec, the radius of which is 100.00 feet, the chord of which is South 24 deg 18 min 17 sec West, 120.42 feet to the POINT OF BEGINNING. Containing 856,371 square feet or 19.660 acres more or less.

Being the same property of Lone Maple Investors, as of record in Instrument Number: 20140606-0049522, at the Register's Office for Davidson County, Tennessee, also being part of Tufting Court closed in Ordinance No. BL2017-652.