This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 938901 DEEDQC
11/07/2022 03:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221107-0119699

# QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Montgomery Nations, GP<br>615 3rd Avenue, Suite 500<br>Nashville, TN 37210 | New Owner | Parcel ID#: 09100003100<br>Parcel ID#: 09100003300<br>Parcel ID#: 09100003400 |

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PAYMAN ZAD,** a Tennessee resident ("**Grantor**"), has this day bargained and sold, and by these presents does hereby transfer, convey, remise, release and forever quitclaim unto **MONTGOMERY NATIONS, GP,** a Tennessee general partnership ("**Grantee**"), its successors and assigns, all of Grantors right, title and interest in and to the following described real property (the Property"):

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF BLOCKS "J" AND "H" OF PLAN NO. 2 OF WEST NASHVILLE, AS OF RECORD IN PLAT BOOK 57, PAGE 172, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING IRON ROD AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD, AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 405.50 FEET, THE CENTRAL ANGLE OF WHICH IS 31 DEG 27 MIN 27 SEC, THE RADIUS OF WHICH IS 738.56 FEET, THE CHORD OF WHICH IS NORTH 69 DEG 50 MIN 18 SEC EAST, 400.42 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH LOT 1 OF R. MANUEL - CENTENNIAL, AS OF RECORD IN INSTRUMENT NUMBER: 20210826-0115529, AT THE REGISTER'S OFFICE FOR

DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE PROPERTY OF WMCI NASHVILLE III, LLC & WMCI NASHVILLE III B LLC, AS OF RECORD IN INSTRUMENT NUMBER: 20210826-0115529, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 1, SOUTH 58 DEG 44 MIN 50 SEC EAST, 127.66 FEET TO AN IRON ROD SET;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 1, SOUTH 35 DEG 22 MIN 08 SEC WEST, 230.54 FEET TO AN IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD, WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 92.06 FEET, THE CENTRAL ANGLE OF WHICH IS 11 DEG 08 MIN 15 SEC, THE RADIUS OF WHICH IS 473.61 FEET, THE CHORD OF WHICH IS NORTH 66 DEG 29 MIN 23 SEC WEST, 91.92 FEET TO A PK NAIL SET;

THENCE NORTH 73 DEG 25 MIN 39 SEC WEST, 278.87 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PAYMAN ZAD, BY DEED FROM THOMAS M. WALL, OF RECORD IN INSTRUMENT NO. 201204250035228, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 5604 and 5700 Centennial Boulevard, Nashville, Davidson County, Tennessee 37209

This instrument and the interest hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitation, restrictions and encumbrances as may affect the Property.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 3rd day of November, 2022.

**GRANTOR**:

Payman Zad, a Tennessee resident

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Payman Zad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is authorized to execute this instrument.

WITNESS my hand and office, this 3rd day of November, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $0.00.

Affiant

Sworn and subscribed before me this the 3rd day of November, 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

Tennessee Certification of Electronic Document

I, Matt Foster, 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 correct copy of the original document executed and authenticated according to law on 11/7/2022.

Affiant Signature

Date: 11/7/2022

State of Tennessee

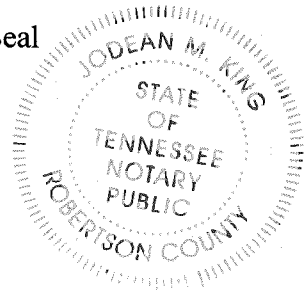
County of Davidson

Sworn to and subscribed before me this 7th day of November, 2022.

Notary's Signature

My Commission Expires: 10/22/2025

Notary's Seal




Date: 11/7/2022