This instrument was prepared by:

Emily Lamb
Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 939756 DEEDQC
11/09/2022 02:24:58 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221109-0120312

QUITCLAIM DEED

FROM: 301 BEN ALLEN, LLC, a Tennessee limited liability company, Grantor

TO: 301 BEN ALLEN, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
301 Ben Allen, LLC 6100 Tower Circle, Suite 200 Franklin, Tennessee 37067-1465	Same	061-00-0-017.00 061-00-0-084.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31 day of October, 2022.

ANNA C. DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/6/24

Notary Public
My Commission Expires: November 6, 2024

WHEREAS, 301 BEN ALLEN, LLC, a Tennessee limited liability company, Grantor, desires to convey this Property to itself for the sole and express purpose of consolidating the two tax parcels into one tax parcel.

NOW THEREFOR, FOR AND IN CONSIDERATION OF the sum of the terms hereof and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 301 BEN ALLEN, LLC, a Tennessee limited liability company ("Grantor"), does convey and forever quitclaim unto 301 BEN ALLEN, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 0 Ben Allen Road and 301 Ben Allen Road, Nashville, Tennessee 37207.

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

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 31 day of October, 2022.

GRANTOR:

301 BEN ALLEN, LLC, a Tennessee limited liability company

By: CLEAR BLUE EQUITY, LLC, a Tennessee limited liability company, its Sole Member

By: _____
NICHOLAS B. OGDEN
Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Anna C. Disser, a Notary Public of said County and State, personally appeared NICHOLAS B. OGDEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of CLEAR BLUE EQUITY, LLC, a Tennessee limited liability company, the Sole Member (or other officer authorized to execute the instrument) of 301 BEN ALLEN, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member of the Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as Member of the Sole Member.

Witness my hand and seal, at Office in Nashville, Tennessee, this 31 day of October, 2022.

ANNA C. DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/6/24

Anna C. Disser
Notary Public
My Commission Expires: November 6, 2024

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I – PARCEL 061-00-0-017.00:

A tract of land being Number Eleven as described according to a survey, as follows: Beginning at an iron pin set in the northeasterly R.O.W. of Ben Allen Road, said pin being located 175.43 ft. as measured in an easterly direction along said R.O.W., from the intersection of said R.O.W. with the west boundary of Tract 1, as shown in the deed to David Hugh Thompson as of record in Book 2803, Page 559, R.O.D.C., Tennessee proceeding as follows: Thence leaving said R.O.W., North 05 deg. 07'38" East, a distance of 682.62 ft. to an iron pin; thence South 89 deg. 26'36" East, a distance of 185.63 ft. to an iron pin; thence South 00 deg. 07'27" West, a distance of 200.00 ft. to an iron pin; thence South 89 deg. 52'33" East, a distance of 31.00 ft. to an iron pin; thence South 00 deg. 07'27" West, a distance of 215.00 ft. to an iron pin; thence South 89 deg. 52'33" East, a distance of 86.80 ft. to an iron pin; thence South 10 deg. 41'11" East, 370.67 ft. to an iron pin; thence South 37 deg. 55'57" West, a distance of 182.54 feet to an iron pin set in said R.O.W. of Ben Allen Road; thence with said R.O.W., North 52 deg. 04'03" West, a distance of 342.74 ft. to an iron pin; thence in a westerly direction with a curve to the left having a radius of 576.17 ft. an arc distance of 60.65 ft. to the beginning and containing 5.686 acres, more or less, according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

Being the same property conveyed to 301 BEN ALLEN, LLC, a Tennessee limited liability company, from JAMES T. RALPH and CONNIE J. EZELL-RALPH, husband and wife, by Warranty Deed dated November 2, 2018, of record as Instrument Number 20181106-0110041, as Register's Office for Davidson County, Tennessee. As corrected by Scrivener's Affidavit of record as Instrument Number 20200609-0059051.

[CONTINUED ON FOLLOWING PAGE]

TRACT II – PARCEL 061-00-0-084.00:

Land in Davidson County, Tennessee, being Tract Number One, described as follows:

Beginning at an iron pin by a fence post in the north R.O.W. of Ben Allen Road, said point being the southwest corner of Tract One, of the property conveyed to David Hugh Thompson, by deed of record in Book 2803, Page 559, Register's Office for Davidson County, Tennessee, and being the southeast corner of the property conveyed to W. H. Hendrickson by deed of record in Book 5365, Page 886, R.O.D.C., TN and proceeding as follows: With the East line of said Hendrickson, passing the northeast corner thereof, and continuing with the east line of the property conveyed to Raymond M. Pegram, by deed of record in Book 6740, Page 682, R.O.D.C., TN, passing the northeast corner thereof, thence with the east line of the property conveyed to Plumbers and Pipefitters Corporation, as of record in Book 5824, Page 701, R.O.D.C., TN, North 09 deg. 32'35" East, a distance of 714.13' to a corner post; thence with the south lien of the property conveyed to Zola Bailey, by deed of record in Book 2813, Page 262, R.O.D.C., TN, South 81 deg. 14' 03" East, a distance of 399.88' to an iron pin;

thence, continuing with said Bailey, South 80 deg. 46'00" East, a distance of 166.65' to an iron pin; thence, leaving the line of said Bailey, and severing the land of said Thompson, South 05 deg. 30'08" West, a distance of 424.73' to an iron pin; thence North 89 deg. 52'33' West, a distance of 200.00' to an iron pin; thence North 00 deg. 07'27" East, a distance of 215.00' to an iron pin; thence North 89 deg. 52'33' West, a distance of 31.00' to an iron pin; thence North 00 deg. 07'27" East, a distance of 200.00' to an iron pin;

thence North 89 deg. 26'36' West, a distance of 185.63' to an iron pin; thence South 05 deg. 07'38" West, a distance of 682.62 feet to an iron pin set, in said North R.O.W. of Ben Allen Road; thence with said R.O.W. in a westerly direction, with a curve to the left having a radius of 576.17', an arc distance of 175.43' to the beginning and containing 5.025 acres, more or less, as described according to survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

Being the same property conveyed to 301 BEN ALLEN, LLC, a Tennessee limited liability company, from JAMES T. RALPH and CONNIE J. EZELL-RALPH, husband and wife, by Warranty Deed dated November 2, 2018, of record as Instrument Number 20181106-0110041, Register's Office for Davidson County, Tennessee.

[CONTINUED ON FOLLOWING PAGE]

Tract I and Tract II are collectively described as set forth below, according to that ALTA/NSPS Land Title Survey prepared by Robert J. Winnicki, RLS Number 3317, dated November 11, 2020.

A TRACT OF LAND, LOCATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR (FOUND) BY A FENCE POST IN THE NORTH RIGHT OF WAY OF BEN ALLEN ROAD, SAID POINT BEING COMMON TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO PATRICK NEAL CLARK, BY DEED OF RECORD IN BOOK 20091020, PAGE 96798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND CONTINUING WITH THE EAST LINE OF THE PROPERTY CONVEYED TO PATRICK NEAL CLARK FOR PART OF THE WAY, AND THE EAST LINE OF THE PROPERTY CONVEYED TO BEN ALLEN LAND PARTNERS LLC, BY DEED OF RECORD IN BOOK 20160504, PAGE 44234 FOR PART OF THE WAY, AND THE EAST LINE OF PLUMBERS & PIPEFITTERS LOCAL 572 BUILDING CORPORATION BY DEED OF RECORD IN BOOK 5824, PAGE 701 FOR THE REMAINDER, IN ALL RUNNING NORTH 09 DEGREES 44 MINUTES 01 SECONDS EAST, A DISTANCE OF 713.44 FEET TO A 1/2 INCH REBAR (FOUND), COMMON TO THE EAST LINE OF PLUMBERS & PIPEFITTERS LOCAL 572 BUILDING CORPORATION AND THE SOUTH LINE OF THE PROPTERY CONVEYED TO 288 BROADMOOR LLC BY DEED OF RECORD IN BOOK 20170519, PAGE 50170; THENCE WITH THE SOUTH LINE OF 288 BROADMOOR LLC, RUNNING SOUTH 80 DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF 566.33 FEET TO A 1/2 INCH REBAR (FOUND), COMMON TO THE WEST LINE OF BEN ALLEN LAND PARTNERS LLC BY DEED OF RECORD IN BOOK 20160504, PAGE 44234; THENCE WITH THE WEST LINE OF BEN ALLEN PARTNERS LLC FOR THE FOLLOWING FOUR CALLS; RUNNING SOUTH 05 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 424.52 FEET TO A 1/2 INCH REBAR (FOUND); THENCE RUNNING NORTH 89 DEGREES 44 MINUTES 25 SECONDS WEST, A DISTANCE OF 112.94 FEET TO A 1/2 INCH REBAR (FOUND); THENCE RUNNING SOUTH 10 DEGREES 30 MINUTES 04 SECONDS EAST, A DISTANCE OF 370.67 FEET TO A REBAR WITH YELLOW CAP "LS1896" (FOUND); THENCE RUNNING SOUTH 38 DEGREES 16 MINUTES 51 SECONDS WEST, A DISTANCE OF 182.42 FEET TO A REBAR WITH YELLOW CAP "LS1896" (FOUND), BEING IN THE NORTH RIGHT OF WAY OF BEN ALLEN ROAD, SAID POINT BEING COMMON TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO BEN ALLEN LAND PARTNERS LLC; THENCE CONTINUING WITH THE NORTH RIGHT OF WAY OF BEN ALLEN ROAD FOR THE FOLLOWING TWO CALLS; RUNNING NORTH 51 DEGREES 52 MINUTES 01 SECONDS WEST, A DISTANCE OF 342.74 FEET TO A SET REBAR; THENCE RUNNING WITH A 576.17 FOOT RADIUS COUNTER CLOCKWISE CURVE WITH AN ARC LENGTH OF 235.95 FEET AND A CHORD OF NORTH 63 DEGREES 32 MINUTES 47 SECONDS WEST, A DISTANCE OF 234.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.711 ACRES, MORE OR LESS.