Karen Johnson Davidson County
Batch# 947134 DEEDQC
12/02/2022 02:44:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221202-0126391

QUITCLAIM DEED

FROM: 4 Fifty Five LP

This instrument was prepared by:
Kim A. Brown, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: New Lyric I, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
8902 North Meridian Street Suite 205 Indianapolis, IN 46260	8902 North Meridian Street Suite 205 Indianapolis, IN 46260	163000305000

STATE OF NEW YORK)

COUNTY OF NEW YORK)

The actual consideration for this transfer is $0.

Affiant - Bharat T. Hargude.

Sworn to and subscribed before me, this 3rd day of ~~July~~ August, 2022.

Notary Public

My Commission Expires: 4/28/2024

LONETTE D. DURRANT
NOTARY PUBLIC - STATE OF NEW YORK
NO: 01DU6186105
Qualified in Kings County
Commission Expires April 28, 2024

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **4 FIFTY FIVE LP** a Delaware limited partnership (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto **NEW LYRIC I, LLC**, a Delaware limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in real estate in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

This is improved property known as 455 Arbor Place, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 29 day of July, 2022.

GRANTOR:

4 FIFTY FIVE LP,
a Delaware limited partnership,

By: 4 Fifty Five GP LLC,
a Delaware limited liability company,
its general partner

By:_____
Joseph G. Lubeck, President

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joseph G. Lubeck 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 4 Fifty Five LP LLC, a Delaware limited liability company, general partner of 4 Fifty Five LP, a Delaware limited partnership, the within named bargainor, and that he in such capacity is authorized to execute the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Palm Beach County, Florida, this 28 day of July, 2022.

Geraldine Carpenito
Notary Public, State of Florida

Geraldine Carpenito
Print Name of Notary

My Commission Expires: 4/12/24 (seal)

Notary Public State of Florida
Geraldine Carpenito
My Commission GG 963796
Expires 04/12/2024

Exhibit A

PROPERTY

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, being Phase I, on the plan of second revision, the Arbors of Hickory Hollow, as shown on plat of record in Book 6900, Page 78 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete and accurate description, and being more particularly described as follows:

Beginning at an iron pin set in the South right-of-way of Bell Road, 75 feet from the center line, at the Northeast corner of Lot l, Bell Trace, Section 1, as recorded in Plat Book 5210, Page 36, , Register's Office for Davidson County, Tennessee, the Northwest corner of the herein described tract; thence with the South Right-of-Way Line of Bell Road, with a curve to the left having a radius of 1495.33 feet, a distance of 21.54 feet, to an iron pin set, said curve has a chord bearing and distance of North 81 degrees 45 minutes 04 seconds East 21.54 feet; thence North 82 degrees 02 minutes 17 seconds East 731.95 feet to an iron pin set; thence with a curve to the right having a radius of 2727.00 feet, a distance of 417.13 feet to an iron pin set; said curve has a chord bearing and distance of North 86 degrees 23 minutes 00 seconds East 417.13 feet; thence South 89 degrees 11 minutes 23 seconds East 181.15 feet to an iron pin set; thence with the West boundary line of the Robert A. McDowell Property as recorded in Deed Book 4034, Page 945, Register's office of Davidson County, Tennessee, South 04 degrees 48 minutes 05 seconds West 319.77 feet to an existing railroad spike in concrete; thence South 83 degrees 22 minutes 27 seconds East 40.00 feet to an existing concrete monument; thence with the Robert A. McDowell Property and the West boundary line of the Sutton Place Associates Property as recorded in Deed Book 5456, Page 691, Register's Office for Davidson County, Tennessee, with a fence South 06 degrees 37 minutes 33 seconds West 150.00 feet to an existing concrete monument; thence with the Sutton Place Associates Property, South 33 degrees 54 minutes 20 seconds East, 126.05 feet to an existing concrete monument; thence with the Sutton Place Associates Property and the West boundary line of the William J. Berry, Jr., Trustee, property as recorded in Deed Book 6092, Page 416,, Register's Office for Davidson County, Tennessee, South 20 degrees 38 minutes 42 seconds West 751.37 feet to an existing concrete monument; thence with the William J. Berry, Jr., Trustee property, South 09 degrees 12 minutes 37 seconds East 99.23 feet to an existing concrete monument; thence North 78 degrees 26 minutes 38 seconds West 237.20 feet to an existing concrete monument; thence South 04 degrees 53 minutes 01 seconds West 109.00 feet to an iron pin set; thence North 35 degrees 27minutes 17 seconds West 872.32 feet to an iron pin set; thence North 66 degrees 29 minutes 17 seconds West 245.00 feet to an iron pin set; thence south 44 degrees 59 minutes 14 seconds West 185.00 feet to an iron pin set; thence North 49 degrees 45 minutes 21 seconds West 285.00 feet to an existing iron pin in concrete; thence North 53 degrees 11 minutes 38 seconds East 145.50 feet to an existing iron pin in concrete; thence North 56 degrees 58 minutes 23 seconds East 96.95 feet to an existing iron pin in concrete; thence North 06 degrees 57 minutes 13 seconds West 311.50 feet to the point of beginning and containing 29.93 acres; being a portion of the property of McDowell Development Corporation as recorded in Deed Book 4634, Page 781, Register's Office for Davidson County, Tennessee.

Said land also being described as follows:

Land located in the thirty-second Councilmanic District of Nashville, Davidson County, Tennessee, being Phase I on the final plat of Second Revision, The Arbors of Hickory Hollow of record in Plat Book 6900, Page 709 R.O.D.C. and being more particularly described as follow:

Beginning at an iron pin in the Southerly right-of-way of Bell Road, said iron rod being a Northwesterly corner of Lot 1 on the final plat of resub Lot 1 Hickory Hollow Business Center of record in Plat Book 7900, Page 566, R.O.D.C. and a Northeasterly corner of the subject tract;

Thence with the Westerly boundary of said Resub Lot 1 plat, Bellwood of record in Plat Book 4460, Page 41, R.O.D.C. and Chimney Top Apartments of record in Plat Book 5200, Page 550 , R,O.D.C. as follows:

South 04 degrees 48 minutes 05 seconds West, 319.77 feet;
South 83 degrees 22 minutes 27 seconds East, 40.00 feet to an iron rod;
South 06 degrees 37 minutes 33 seconds West, 150.00 feet to a concrete monument; South 33 degrees 54 minutes 20 seconds East, 126.05 feet to a concrete monument;
South 20 degrees 38 minutes 42 seconds West, 751.37 feet to a concrete monument;
South 09 degrees 12 minutes 37 seconds East, 99.23 feet to a concrete monument;
North 78 degrees 26 minutes 38 seconds West, 237.20 feet to an iron rod;
South 04 degrees 53 minutes 01 seconds West, 109.00 feet to an iron rod at a Northeasterly corner of Phase II on the above mentioned final plat of Second Revision, The Arbors of Hickory Hollow;
Thence with the boundary of said Phase II as follows:
North 35 degrees 27 minutes 17 seconds West, 872.32 feet to a metal fence post;
North 66 degrees 29 minutes 17 seconds West, 245.00 feet;
South 44 degrees 59 minutes 14 seconds West, 185.00 feet;
North 49 degrees 45 minutes 21 seconds West, 285.00 feet to an iron rod pin in the Easterly boundary of Bell Trace Section One of record in Plat Book 5210, Page 36 , R.O.D.C.
Thence with said boundary of Bell Trace Section One as follows:
North 53 degrees 11 minutes 38 seconds East, 145.50 feet to an iron rod;
North 56 degrees 58 minutes 23 seconds East, 96.95 feet to an iron rod;
North 06 degrees 57 minutes 13 seconds West, 311.50 feet to the Southerly right-of-way of Bell Road; Thence with said Southerly right-of-way as follows:
Northeasterly with a curve to the right 21.54 feet, said curve having a radius of 1,495.33 feet, a central angle of 00 degrees 49 minutes 31 seconds and a chord of 21.54 feet at North 81 degrees 45 minutes 04 seconds East; North 82 degrees 02 minutes 17 seconds East, 731.95 feet;
Northeasterly with a curve to the right 417.54 feet, said curve having a radius of 2,727.00 feet, a central angle of 08 degrees 46 minutes 20 seconds and a chord of 417.13 feet at North 86 degrees 23 minutes 00 seconds East; South 89 degrees 11 minutes 23 seconds East, 181.15 feet to the beginning.

Together with all appurtenant easement as set forth in declaration of easements of record in Book 6305, Page 527, as amended in Book 6950, Page 666 and Book 7480, Page 985 , Register's Office for Davidson County, Tennessee.

202212020126391

Being the same property conveyed to 4 Fifty Five LP by deed of record in Instrument No. 20181119-0113969 in the Register's Office for Davidson County, Tennessee.

202212020126391

Certificate of Authenticity

I, Bharat Harry , do hereby make an 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 07/29/2022 .

Name: Bharat Harry
Title: Authorized Agent
Date 12/02/2022

STATE OF South Carolina
COUNTY OF Horry

Sworn to and subscribed before me on 12/02/2022 .
Notary Public: Victoria Nazarko
My Commission Expires: 01/11/2029