This Instrument Prepared By:

Patrick & Stathos, LLC
412 N. Poplar Drive
Surfside, South Carolina 29575
Attn: Daniel Bunting, Esq.
Phone: (843) 238-5618

Karen Johnson Davidson County
Batch# 954743 DEEDQC
12/22/2022 03:02:55 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221222-0132258

And for Tennessee Compliance By:

Burr & Forman, LLP
222 Second Avenue South, Ste. 2000
Nashville, Tennessee 37201
Attn: John F. Rogers, Jr., Esq.
Phone: (615) 724 – 3200

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
The Quest Group Partners IV, LLC 146 Williman Street, Suite 100 Charleston, SC 29403	Same
Map(s) & Parcel No(s).: 163-00-0-142.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **CROSSINGS BOULEVARD MF HOLDINGS II, LLC**, a Delaware limited liability company ("Grantor"), hereby has quitclaimed and conveyed and does quitclaim and convey unto **THE QUEST GROUP PARTNERS IV, LLC**, a South Carolina limited liability company having an address as set forth above ("Grantee"), its successors and assigns, all of Grantor's rights, title and interests in the certain lot, tract or parcel of land located in Davidson County, Tennessee and described as follows (the "Property"), to wit:

As more particularly described on **Exhibit A** attached hereto and incorporated herein fully be reference.

This is unimproved property known as 0 Mt. View Road, Antioch, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property but shall not affect any representations or warranties given by Grantor to Grantee in any other agreement or instrument executed and delivered in conjunction herewith.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19 day of December, 2022.

Crossings Boulevard MF Holdings II, LLC,
a Delaware limited liability company

By: The Quest Group Partners I, LLC,

Its: Manager

By: _____
Donald R. Johnson, II

Its: Member

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

Before me, Sam G Stathos, a Notary Public in and for the State and County aforesaid, personally appeared Donald R. Johnson, II, 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 Member of The Quest Group Partners I, LLC, the Manager of **Crossings Boulevard MF Holdings II, LLC**, the within named bargainor, a Delaware limited liability company, and that he as such Member of the Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Member of the Manager.

WITNESS my hand and seal at office, on this the 19 day of December, 2022.

_____
Notary Public

My Commission Expires: July 30, 2023

Sam G. Stathos
Notary Public, State of SC
My Commission Expires 7-30-23

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

The actual consideration for this transfer is $0.00.

Crossings Boulevard MF Holdings II, LLC,
a Delaware limited liability company

By: The Quest Group Partners I, LLC,

Its: Manager

By: _____
Donald R. Johnson, II
Its: Member

Subscribed and sworn to before me this 19 day of December, 2022.

_____
NOTARY PUBLIC

My Commission Expires:
July 30, 2023

Sam G. Stathos
Notary Public, State of SC
My Commission Expires 7-30-23

Exhibit A

Property Legal Description

Land lying in Nashville, Davidson County Tennessee and being more particularly described as follows: Beginning at an old iron rod at the intersection of the southerly Right-of-Way line of CSX Transportation Railroad, width varies, and the easterly right-of-way line of Crossings Boulevard, 100 foot in width, said point being shown on the recorded plat of Revised Section Two, The Crossings at Hickory Hollow, Plat Book 7900, Page 229, R.O.D.C., TN;

Thence, with said railroad Right-of-Way, SOUTH 89 DEGREES 43 MINUTES 50 SECOND EAST, 507.12 feet to a point, said point being witnessed by an old iron rod at the top of a slope, lying inside the Right-of-Way of said railroad, and being SOUTH 00 DEGREES 12 MINUTES 17 SECONDS WEST, 10.00 feet from said point, also being a common corner with The Metropolitan Government of Davidson County as described in Instrument Number 20150828-0087496, R.O.D.C., TN;

Thence, with the Metro Government's line, SOUTH 00 DEGREES 12 MINUTES 17 SECONDS WEST, 443.84 feet to an old iron rod;

Thence, SOUTH 83 DEGREES 48 MINUTES 23 SECONDS WEST, 392.95 feet passing an old iron rod established by others at a distance of 392.47 feet, said point being a point defining the Right-of-Way of Crossings Boulevard;

Thence, with a curve turning to the right with an arc length of 69.05 feet, with a radius of 45.00 feet, a chord bearing of NORTH 52 DEGREES 14 MINUTES 03 SECONDS WEST, and a chord length of 62.47 feet; Thence, with the East Right-of-Way of said Crossings Boulevard, NORTH 08 DEGREES 16 MINUTES 28 SECONDS WEST, 455.08 feet to the point of beginning and having an area of 220,820 square feet or 5.07 Acres, more or less.

Derivation: This being the same property conveyed to Crossings Boulevard MF Holdings II, LLC, a Delaware limited liability company by deed from V2 Capital LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220517-0056634, in the Register's Office for Davidson County, Tennessee.