Karen Johnson Davidson County
Batch# 964684 DEEDQC
01/26/2023 02:07:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230126-0006041

NCS 1059915

THIS DOCUMENT PREPARED BY
AND UPON RECORDATION RETURN TO:
Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309
Attention: Brittany Fales

| NAME AND ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| CRP/WP ALTA LEBANON PIKE OWNER, L.L.C.<br>c/o Wood Partners<br>15 Music Square West<br>Nashville, TN 37203 | CRP/WP ALTA LEBANON PIKE OWNER, L.L.C.<br>c/o Wood Partners<br>15 Music Square West<br>Nashville, TN 37203 | Map 094-00-0<br>Parcel Nos. 069.00; 072.00; 073.00; 171.00; and 204.00 |

## QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Deed") is made as of January 24, 2023, by **CRP/WP ALTA LEBANON PIKE OWNER, L.L.C.**, a Delaware limited liability company (hereinafter called "Grantor"), in favor of **CRP/WP ALTA LEBANON PIKE OWNER, L.L.C.**, a Delaware limited liability company (hereinafter called "Grantee").

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, and does forever quit-claim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that tract of land described on Exhibit "A", attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon (the "Property").

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SEE SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has duly executed this Deed as an instrument under seal as of the date set forth above.

GRANTOR:

CRP/WP ALTA LEBANON PIKE OWNER, L.L.C.,
a Delaware limited liability company

By: CRP/WP Alta Lebanon Pike Venture, L.L.C.,
a Delaware limited liability company,
its sole member

By: WS Lebanon Pike, LLC,
a Delaware limited liability company,
its authorized member

By: WP Tennessee, LLC,
a Delaware limited liability company,
its sole member and manager

By: _____
Name: Andrew Steffens
Title: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the aforementioned State and County, personally appeared Andrew Steffens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, under oath, acknowledged himself to be the Vice President of WP Tennessee, LLC, a Delaware limited liability company, the sole member and manager of WS Lebanon Pike, LLC, a Delaware limited liability company, the authorized member of CRP/WP Alta Lebanon Pike Venture, L.L.C., a Delaware limited liability company, the sole member of CRP/WP ALTA LEBANON PIKE OWNER, L.L.C., a Delaware limited liability company, the within named bargainor, and that he, as Vice President, acknowledged that he executed the within instrument for the purposes therein contained, by signing the name of said limited liability company as Vice President.

WITNESS my hand and official seal in the County and State set forth above, this 24 day of January, 2023.

My Commission Expires: 7/9/24

_____
Notary Public

[Seal]

GARRETT C RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL02/42519661v1

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

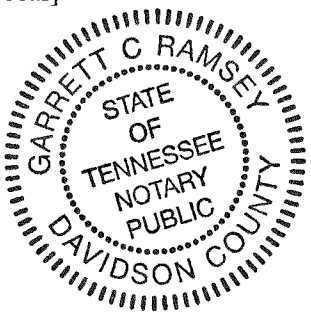
Andrew Steffens, solely in his capacity as Vice President of WP Tennessee, LLC, a Delaware limited liability company, the sole member and manager of WS Lebanon Pike, LLC, a Delaware limited liability company, the authorized member of CRP/WP Alta Lebanon Pike Venture, L.L.C., a Delaware limited liability company, the sole member of CRP/WP ALTA LEBANON PIKE OWNER, L.L.C., a Delaware limited liability company

Subscribed and sworn to before me, this 24 day of January, 2023.

Notary Public

My commission expires: 7/9/24

[Seal]



# EXHIBIT "A"

Being a certain parcel of land lying in the nineteenth council district of Nashville, Davidson County, Tennessee. Said parcel is bounded on the North by Lebanon Pike, to the East by Lebanon Pike Partners, LLC of record as instrument number 20150603-051728 R.O.D.C.T. (Register office for Davidson County, Tennessee) and SHM Holdings, LLC of record as instrument number 20171127-0120926, R.O.D.C.T., to the South by Nashville Historic Cemetery Association, Inc. of record in Book 9162, Page 464, R.O.D.C.T., and to the West by Bobby F. Link of Record in Book 8150, Page 6, R.O.D.C.T. and 1231 Lebanon Pike, LLC of Record as instrument number 20190205-0011002, R.O.D.C.T., which is shown as Lot 4 on the plat entitled, Beasley Commercial Subdivision, Section 2, of record in Plat Book 7900, Page 159, and being more particularly described, by an ALTA/NSPS Land Title Survey by Ted J. Stevenson II, Tennessee Registered Land Surveyor No. 2136, dated May 5, 2021, and revised August 2, 2022, as follows, as follows;

Beginning at a set iron rod with a cap stamped, Ragan-Smith & Associates, (N: 663082.7, E:1753149.7), at the Northeasterly corner of said Lebanon Pike, LLC, in the Southerly line of Lebanon Pike and being the Northwesterly corner of the herein described property;

Thence, with said Lebanon Pike, the following four calls:

1) With a curve to the left, with a central angle of 14 degrees 57 minutes 12 seconds, a radius of 1181.70 feet, an arc length of 308.40 with a bearing and distance of North 89 degrees 22 minutes 28 seconds East, 307.53 feet to a set iron rod with a cap stamped, Ragan-Smith & Associates;
2) North 81 degrees 03 minutes 26 seconds East, 34.92 feet to an existing railroad spike;
3) South 05 degrees 00 minutes 48 seconds East, 11.32 feet to an existing 1/2" iron rod, with no cap;
4) North 81 degrees 53 minutes 31 seconds East, 141.03 feet to an existing iron rod, with a cap stamped, volunteer, at the Northwesterly corner of said Lebanon Pike Partners, LLC;

Thence, leaving said Lebanon Pike, with said Lebanon Pike Partners, LLC, to the following three calls:

1) South 05 degrees 39 minutes 56 seconds East, 300.41 feet to an existing iron rod, with a cap stamped, RLS 855;
2) South 05 degrees 42 minutes 36 seconds East, 85.09 feet to an existing iron rod, with a cap stamped Schreiber;
3) North 81 degrees 38 minutes 03 seconds East, 403.78 feet to an existing iron rod, with no cap, in the Westerly line of said SMH Holdings, LLC;

Thence, leaving said Lebanon Pike Partners, LLC, with Said SMH Holdings, LLC the following four calls:

1) South 07 degrees 03 minutes 22 seconds West, 180.47 feet to an existing iron rod, with a cap stamped, RLS 855;
2) South 14 degrees 17 minutes 43 seconds West, 282.21 feet to a set iron rod, with a cap stamped, Ragan-Smith & Associates;
3) North 80 degrees 36 minutes 49 seconds West, 28.32 feet to an existing iron rod, with a cap stamped, RLS 2351;
4) South 14 degrees 19 minutes 35 seconds West, 161.72 feet to an existing iron rod, with a cap stamped, RLS 2351, in the Northerly line of said Nashville Historic Cemetery Association, Inc;

Thence, leaving said SMH Holdings, LLC, with said Nashville Historic Cemetery Association, Inc, for the following ten calls:

1) South 89 degrees 41 minutes 19 seconds West, 172.35 feet to a set iron road, with a cap stamped, Ragan-Smith & Associates;
2) North 84 degrees 56 minutes 24 seconds West, 105.06 feet to an existing concrete monument;
3) South 74 degrees 15 minutes 36 seconds West, 116.28 feet to a set iron rod, with a cap stamped, Ragan-Smith & Associates;
4) North 84 degrees 29 minutes 13 seconds West, 96.47 feet to an existing concrete monument;
5) North 51 degrees 40 minutes 32 seconds West, 190.42 feet to a set iron rod, with a cap stamped, Ragan-Smith & Associates;
6) North 27 degrees 06 minutes 17 seconds West, 208.26 feet to a set iron rod, with a cap stamped, Ragan-Smith & Associates;
7) North 88 degrees 20 minutes 51 seconds West, 19.80 feet to a set iron rod, with a cap stamped, Ragan-Smith & Associates;
8) North 41 degrees 10 minutes 52 seconds West, 55.65 feet to an existing 1/2" iron rod, with no cap;
9) North 89 degrees 36 minutes 34 seconds West, 22.01 feet to an existing 1/2" iron rod, with no cap;
10) North 59 degrees 29 minutes 22 seconds West, 67.74 feet to a set iron rod, with a cap stamped, Ragan-Smith & Associates, at the Southeasterly corner of said Bobby F. Link;

Thence, leaving said Nashville Historic Cemetery Association, Inc, with said Bobby F. Link, North 10 degrees 58 minutes 05 seconds East, (passing an existing iron rod, with a cap stamped, RLS 2351, at 15.68 feet) for a total distance 262.93 feet to an existing iron rod, with a cap stamped, RLS 2351, at the Southeasterly corner of said 1231 Lebanon Pike, LLC, and said Lot 4, on the plat entitled, Beasley Commercial Subdivision, Section 2;

Thence, with said 1231 Lebanon Pike, LLC and said Lot 4, North 10 degrees 56 minutes 33 seconds East, 292.79 feet to the point of the beginning and containing 658,409 square feet or 15.12 acres, more or less.

Being the same property as conveyed by SHM HOLDINGS, LLC, a Tennessee limited liability company, by Special Warranty Deed to CRP/WP ALTA LEBANON PIKE OWNER, L.L.C., a Delaware limited liability company, of record in instrument number 20220811-0091496, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, HEATHER TOWNSEND, 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 copy of the original document executed and authenticated according to law on January 24, 2023 (date of document).

Affiant Signature

January 24, 2023
Date

State of GEORGIA

County of FULTON

Sworn to and subscribed before me this 24 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: NOVEMBER 22, 2025

NOTARY'S SEAL

KAREN H CUMMINGS
Notary Public, Georgia
Clayton County
My Commission Expires
November 22, 2025