Karen Johnson Davidson County
Batch# 970641 DEEDQC
02/14/2023 11:47:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20230214-0010694

NCS 1140493

**This Instrument Prepared by:**
Alston & Bird LLP
1201 W. Peachtree Street
Atlanta, Georgia 30309
Attention: Julia Bahms

**After Recording, Return to:**

HHHunt Corporation
1401 Sunday Drive, Suite 109
Raleigh, NC 27607
Attention: Brian C. Myers

**STATE OF NORTH CAROLINA )**
**COUNTY OF WAKE )**
**To the best of affiant's knowledge, the actual consideration of value, whichever is greater, for this transfer is $0.00**

**Affiant – Grantee**

**Subscribed and sworn to before me, this 3 day of February, 2023**

**Notary Public**
**My Commission Expires:** 5/11/27

STACY E. JOHNSON NOTARY PUBLIC WAKE COUNTY, N.C. MY COMMISSION EXPIRES 5/11/2027

**Address New Owner as Follows:**

HHHunt Corporation
1401 Sunday Drive, Suite 109
Raleigh, NC 27607

**Send Tax Bills To:**

**Same**

**Map-Parcel Number and Property Address:**
**071-13-0-006.00 and 071-13-0-018.00**

**200 Cumberland Bend**
**Nashville, TN 37228**

# QUITCLAIM DEED

**|Nashville, Tennessee|**

**THIS QUITCLAIM DEED**, made as of the 9th day of February, 2023, by and between **CRP/WP ALTA METRO CENTER OWNER, L.L.C.**, a Delaware limited liability company (collectively, hereinafter called "**Grantor**"), and **ABBERLY RIVERWALK TIC I-III, LLC, ABBERLY RIVERWALK TIC IV-V, LLC, ABBERLY RIVERWALK TIC VI, LLC, ABBERLY RIVERWALK TIC VII, LLC, ABBERLY RIVERWALK TIC VIII, LLC, ABBERLY RIVERWALK TIC IX, LLC, ABBERLY RIVERWALK TIC X, LLC, ABBERLY RIVERWALK TIC XI, LLC,** and **ABBERLY RIVERWALK TIC XII, LLC,** each a Delaware limited liability company (hereinafter, collectively, called "**Grantee**"; the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

**W I T N E S E T H, That:**

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, confirmed and QUITCLAIMED, and by these presents does grant, bargain, sell, alien, convey, confirm and QUITCLAIM, unto said Grantee all of Grantor's rights, titles, powers, privileges and interests in and to that certain tract or parcel of land being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements, and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "**Property**").

*[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]*

**GRANTOR**:

**CRP/WP ALTA METRO CENTER OWNER, L.L.C.,**
a Delaware limited liability company

By: _____
Name: Andrew Steffens
Title: Authorized Signatory

STATE OF TN

COUNTY OF Davidson

Before me, a Notary Public of the state and county aforesaid, personally appeared Andrew Steffens, as Authorized Signatory of CRP/WP Alta Metro Center Owner, L.L.C., a Delaware limited liability company, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

WITNESS my hand and seal, at office in *(county, state)* Davidson, TN, this 6 day of February, 2023.

GARRETT C RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 7/9/24

*Signature Page to Quitclaim Deed*

**EXHIBIT A TO QUITCLAIM DEED**

**LEGAL DESCRIPTION OF THE PROPERTY**

BEGINNING AT A FOUND 1/2" DIAMETER IRON REBAR NO CAP (SPC N: 677,600.1198, E: 1,736,259.0168) IN THE NORTHERN RIGHT-OF-WAY LINE OF GREAT CIRCLE ROAD (A 60' PUBLIC RIGHT-OF-WAY), CORNER WITH LANDS NOW OR FORMERLY OF GIDDINGS METROCENTER, LLC, RECORDED IN DEED INSTRUMENT NUMBER 20191127-0122507 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE;

THENCE WITH SAID LINE AND IN PART WITH LANDS NOW OR FORMERLY OF GIDDINGS METROCENTER, LLC, RECORDED IN DEED INSTRUMENT NUMBER 20191125-0121143 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE THE FOLLOWING TWO (2) CALLS AND DISTANCES:

1. NORTH 27 DEGREES 16 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 365.71 FEET TO A FOUND MAG NAIL MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

2. THENCE WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 72.50 FEET, AN ARC DISTANCE OF 113.84 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 43 MINUTES 11 SECONDS EAST, 102.50 FEET TO A FOUND MAG NAIL IN THE LINE OF LANDS NOW OR FORMERLY OF CUMBERLAND INVESTORS RECORDED IN DEED INSTRUMENT NUMBER 20061218-0155909 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE;

3. THENCE WITH SAID LINE, NORTH 62 DEGREES 49 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 246.08 FEET TO A FOUND MAG NAIL IN THE LINE OF LANDS NOW OR FORMERLY OF AMBROSE PRINTING COMPANY, INC. IN DEED BOOK 5847, PAGE 133 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE;

4. THENCE WITH SAID LINE, SOUTH 27 DEGREES 10 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 97.93 FEET TO A FOUND MAG NAIL, CORNER WITH LANDS NOW OR FORMERLY OF 200 CUMBERLAND BEND, LLC RECORDED IN DEED INSTRUMENT NUMBER 20190905-0089613 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE;

5. THENCE ALONG THE NORTH LINE OF SAID LANDS NOW OR FORMERLY OF 200 CUMBERLAND BEND, LLC RECORDED IN DEED INSTRUMENT NUMBER 20190905-0089613 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE, NORTH 62 DEGREES 40 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 357.78 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH CHERRY CAP, CORNER WITH LANDS NOW OR FORMERLY OF SEV METROCENTER IV, LLC, RECORDED IN DEED INSTRUMENT NUMBER 20071221-0146729 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE; THENCE WITH SAID LINE THE FOLLOWING THREE (3) CALLS AND DISTANCES:

1. THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 3395.00 FEET, AN ARC DISTANCE OF 352.75 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 07 MINUTES 41 SECONDS EAST, 352.59 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH CHERRY CAP;

2. THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 154.88 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 01 DEGREES 24 MINUTES 43 SECONDS EAST, 151.84 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH CHERRY CAP; AND

3. SOUTH 18 DEGREES 17 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 60.85 FEET TO A FOUND MAG NAIL WITH CHERRY WASHER IN THE NORTHERN RIGHT-OF-WAY LINE OF SAID GREAT CIRCLE ROAD (A 60' PUBLIC RIGHT-OF-WAY); THENCE WITH SAID LINE THE FOLLOWING FOUR (4) CALLS AND DISTANCES:

1. THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 179.13 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 54 MINUTES 21 SECONDS WEST, 176.09 FEET TO A FOUND MAG NAIL;

2. SOUTH 76 DEGREES 46 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 82.58 FEET TO A FOUND MAG NAIL WITH CHERRY WASHER;

3. SOUTH 76 DEGREES 46 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 264.04 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH CHERRY CAP;

4. SOUTH 74 DEGREES 18 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 63.47 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO CRP/WP ALTA METRO CENTER OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, DEEDS FROM 200 CUMBERLAND BEND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202101270012194 AND INSTRUMENT NO. 202101270012195, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**TOGETHER WITH:**

EASEMENT RIGHTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN THAT MASTER DEED ESTABLISHING LIEN FOR EXPENSES OF ADMINISTRATION AND OF MAINTENANCE AND REPAIRS OF COMMON AND JOINT ACCESSES AND EASEMENTS FOR CUMBERLAND BEND, METROCENTER MADE BY METROCENTER PROPERTIES, DATED MAY 21, 1976 OF RECORD IN BOOK 5028, PAGE 333, AS AMENDED BY FIRST AMENDMENT DATED JUNE 10, 1976 OF RECORD IN BOOK 5035, PAGE 972, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SHOWN ON ANY SUBDIVISION PLATS ENTERED INTO AND RECORDED IN ACCORDANCE WITH THE TERMS THEREOF.

NOTE: BOOK 5035, PG. 972 IS BLANKET IN NATURE, THE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT IS APPROXIMATELY SHOWN IN VICINITY MAP DUE TO VAGUENESS OF DESCRIPTION OF SAID EASEMENT.

**AND:**

EASEMENT RIGHTS AND OTHER INTERESTS IN REAL PROPERTY, IF ANY, CONTAINED IN THAT DECLARATION OF AGREEMENTS, CHARGES, ASSESSMENTS AND LIENS FOR METROCENTER BUSINESS PARK MADE BY METROCENTER PROPERTIES, DATED MARCH 8, 1988 OF RECORD IN BOOK 7487, PAGE 952, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NOTE: BLANKET IN NATURE, APPROXIMATELY SHOWN IN THE VIC MAP DUE TO VAGUENESS OF DESCRIPTION.

**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 February 9, 2023 (date of document).

Affiant Signature

FEBRUARY 9, 2023
Date

State of GEORGIA

County of FULTON

Sworn to and subscribed before me this 9 day of February, 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