2nd

Karen Johnson Davidson County
Batch# 984249 DEEDQC
03/23/2023 03:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230323-0021255

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Dana Downs Apartments of Murfreesboro, LLC and City Edge Holdings, LLC P.O. Box 3728 Brentwood, TN 37024	Same	091-14-0-151.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, OCTANE PARTNERS WBR, LLC, a Tennessee limited liability company (the "Grantor"), hereby quitclaim and convey to DANA DOWNS APARTMENTS OF MURFREESBORO, LLC, a Tennessee limited liability company, an undivided 16.185% interest and CITY EDGE HOLDINGS, LLC, a Tennessee limited liability company, an undivided 83.815% interest (collectively, the "Grantee"), their successors and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 21 day of March, 2023.

OCTANE PARTNERS WBR, LLC,
a Tennessee limited liability company

By: _____
Name: Mark Banks
Title: Chief Manager/President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Mark Banks, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager/President of Octane Partners WBR, LLC, a Tennessee limited liability company, the within named bargainor, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 11 day of March, 2023.

Anna Kristin Yarbrough
Notary Public

My Commission Expires: 3-6-24

ANNA KRISTIN YARBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 11 day of March, 2023.

Notary Public

My Commission Expires: 3-6-24

ANNA KRISTIN YARBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land situated in the 20th Councilmanic District, Davidson County, City of Nashville, Tennessee, being part of lots 12,13 & 18 as shown on plat entitled C.C. Vernons Farm of record in Plat Book 161, Page 164, R.O.D.C. and being more particularly described as follows:

Beginning at an iron rod (new) lying in the westerly margin of White Bridge Pike (S.R. 155) R.O.W. varies and being the northeasterly corner of the hereon described tract;

Thence, with the said westerly margin of White Bridge Pike S 00°51'20" E, a distance of 224.43'to an iron rod (new);

Thence, with the northerly margin of Alley #1524 (27' R.O.W.) (unimproved) the next (2) two calls:
Thence, S 73°31'58" W, a distance of 122.00'to an iron rod (new);
Thence, with a curve to the right with an arc length of 15.75', with a radius of 10.00', with a chord bearing of N 61°22'28" W, with a chord length of 14.17', to an iron rod (new);

Thence, with the easterly margin of Alley #1524 (17'R.O.W.) N 16°16'54" W, a distance of 106.12'to an iron rod (new);

Thence, with the northerly margin of Alley #1524 (16'R.O.W.) S 73°34'54" W, a distance of 30.37'to an iron rod (old);

Thence, with the easterly line of Fifth Third Bank, N.A. of record in Instrument 20080208-0013298, R.O.D.C. N 15°52'31" W, a distance of 100.05'to a 30" tree stump;

Thence, with the northerly line of Fifth Third Bank, N.A. of record in Instrument 20080208-0013298, R.O.D.C. and McGowan Family Investments, LLC of record in Instrument 20130812-0084290, R.O.D.C. N 73°33'02" E, a distance of 221.39'to the Point of Beginning.

Containing an area of 37980 Square Feet or 0.87 Acres, more or less.

35322546.1

Derivation Reference: Instrument No. 20210408-0047078, Register's office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 03/21/2023 (date of document).

Affiant Signature

03/23/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of MARCH, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY