Karen Johnson Davidson County
Batch# 986472 DEEDQC
03/29/2023 03:51:30 PM 6 pgs
Fees: $33.00 Taxes: $7,937.73
20230329-0022964

QUIT CLAIM DEED

OWNER/RESPONSIBLE TAXPAYER:

VCP Nashville, LLC,
2110 Powers Ferry Road, Suite 150
Atlanta, Georgia 30339

Map and Parcel # 096-00-0-054.00

THIS INSTRUMENT PREPARED BY:

Byron B. Howell, Esq.
Byron B. Howell, P.A.
10332 Green Links Drive
Tampa, Florida 33626

RETURN TO:

Byron B. Howell, Esq.
Byron B. Howell, P.A.
10332 Green Links Drive
Tampa, Florida 33626

KNOW ALL MEN BY THESE PRESENTS, that VCP Nashville, LLC, a Tennessee limited liability company, and VCP Nauset Nashville, LLC, a Tennessee limited liability company, together, party of the first part, in consideration of Ten and no/100 Dollars ($10.00) lawful money of the United States paid by VCP Nashville PCB, LLC, a Tennessee limited liability company, with an address at 2110 Powers Ferry Road, Suite 150, Atlanta, Georgia 30339, party of the second part, does hereby bargain, sell, remise, release and quitclaim unto the party of the second part, its successors and assigns, an undivided 11.075% interest as a tenant in common in the party of the first party's right, title and interest in and to the following described real estate located in the County of Davidson, State of Tennessee, to wit:

(Please see Exhibit A attached hereto.)

Being the property conveyed to party of the first part by quit claim deed recorded under Instrument Nos. 20210624- 0085411 and 20210630-0088899 in the Register's Office of Davidson County, Tennessee.

TOGETHER WITH, a 11.075% undivided interest as a tenant in common in any and all other rights, privileges, entitlements, credits or other forms of property associated with the real estate and owned by party of the first part, if any.

[Signature Page Follows]

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by its duly authorized officer as of the 24th day of March, 2023.

VCP Nashville, LLC, and
VCP Nauset Nashville, LLC, each
a Tennessee limited liability company

By: VCP Manager, LLC, a Georgia limited liability company, its Manager

By: _____
Print Name: Trace McCreary
Title: Manager

STATE OF Georgia §
§
COUNTY OF Cobb §

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Trace McCreary with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Manager of VCP Manager, LLC, the Manager of VCP Nashville, LLC, and VCP Nauset Nashville, LLC, each a Tennessee limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as its Manager.

MEILYN CABRERA NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA May 11, 2025

_____
Notary Public
Name of Notary: Meilyn Cabrera
My Commission Expires: May 11, 2025

I hereby swear of affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 2,145,332.00.

Affiant

Subscribed and sworn to before me this
22nd day of March, 2023.

Notary Public

My Commission Expires: May 11, 2025

MEILYN CABRERA
NOTARY
EXPIRES
GEORGIA
May 11, 2025
PUBLIC
COBB COUNTY

[Signature Page to Quit Claim Deed]

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in the 2nd Civil District of Davidson County, Nashville, Tennessee, and being further identified as a portion of Lot 2 on the Larchwood Commercial Subdivision-Section Three as recorded in Plat Book 5200, Page 389 in the Register's Office of Davidson County, Tennessee (R.O.D.C.TN). Bounded on the north by the southerly margin of Stewarts Ferry Pike, bounded on the east by the westerly margin and Controlled Access Fencing of Interstate 40 (westbound), bounded on the south by the Albany Road-CCE Nashville, LLC Property, as recorded in Instrument Number 20160823-0088045 (R.O.D.C.,TN), further identified as Lot 1 on the Larchwood Commercial Subdivision, Revision Lot No 1-Section Three as recorded in Plat Book 5200, Page 519 (R.O.D.C.,TN), bounded on the west by the easterly margin of McCrory Creek Road, said tract being more particularly described as follows:
BEGINNING at an Iron Rod (Set) at the southeast intersection of the easterly margin of McCrory Creek Road, and the southerly margin of Stewarts Ferry Pike;
Thence with the southerly margin of Stewarts Ferry Pike the following two (2) courses:
Thence, South 75°40'53" East, 226.09 feet to an existing Concrete Monument (Found);
Thence, South 77°46'53" East, 497.83 feet to an existing Iron Rod (Found);
Thence, leaving the southerly margin of Stewarts Ferry Pike, South 15°09'58" West, 97.00 feet to an existing Iron Rod (Found);
Thence, with the Controlled Access for Interstate 40 the following two (2) courses:
Thence, South 71°29'37" East, 98.35 feet to an existing Concrete Monument (Found);
Thence, South 73°50'37" East, 366.65 feet to an existing Iron Rod (Found) in the westerly margin of Interstate 40, said existing Iron Rod (Found) being the northeast corner of the tract described herein;
Thence, with the westerly margin, and continuing with the Controlled Access of Interstate 40, South 34°47'08" West, 288.00 feet to an existing Concrete Monument (Found);
Thence, continuing with the westerly margin, and continuing with the Controlled Access, and Controlled Access Fencing of Interstate 40, South 12°24'07" West, 460.57 feet to an existing Concrete Monument (Found), said existing Concrete Monument (Found) being the most easterly corner of the Albany Road-CCE Nashville, LLC Property, as recorded in Instrument Number 20160823-0088045 (R.O.D.C.,TN), further identified as Lot 1 on the Larchwood Commercial Subdivision, Revision Lot No 1-Section Three as recorded in Plat Book 5200, Page 519 (R.O.D.C.,TN), and being the southeast corner of the tract described herein;
Thence, leaving the westerly margin, and Controlled Access/Fencing of Interstate 40 with common lines with the Albany Road-CCE Nashville, LLC Property, as recorded in Instrument Number 20160823-0088045 (R.O.D.C.,TN), further identified as Lot 1 on the Larchwood Commercial Subdivision, Revision Lot No 1-Section Three as recorded in Plat Book 5200, Page 519 (R.O.D.C.,TN) the following four (4) courses:
Thence, North 41°05'44" West, 574.54 feet to an existing Iron Rod (Found);
Thence, South 88°59'36" West, 440.00 feet to an existing Iron Rod (Found);
Thence, South 46°59'37" West, 400.00 feet to an existing Iron Rod (Found);
Thence, North 43°00'23" West, 335.00 feet to an existing P.K.Nail (Found) in the easterly margin of McCrory Creek Road and the beginning of a curve to the left;
Thence with the easterly margin of McCrory Creek Road the following five (5) courses:
Thence with a curve to the left having a central angle of 17°12'32", a radius of 266.22 feet, a length of 79.96 feet, and a Chord Bearing and Distance of North 43°54'31" East,

79.66 feet to an Iron Rod (Set);
Thence, North 35°18'14" East, 302.61 feet to an Iron Rod (Set);
Thence, North 39°55'14" East, 62.12 feet to an existing Iron Rod (Found), and the beginning of a curve to the left;
Thence with said curve to the left having a central angle of 07°30'22", a radius of 2,606.85 feet, a length of 341.51 feet, and a Chord Bearing and Distance of North 31°33'03" East, 341.27 feet to an Iron Rod (Set);
Thence, North 38°49'10" East, 44.00 to the POINT OF BEGINNING.

Tract contains 819,573 square feet, or 18.81 Acres, more or less.
Bearings based on the Tennessee State Plane Coordinate System.

Consisting of unimproved property and commonly known as 600 Stewarts Ferry Pike, Nashville, Tennessee 37214.

Tennessee Certification of Electronic Document

I, Yehudis Braun, do hereby Certifiy 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 March 24,2023 (date of document).

Affiant Signature

3/29/2023
Date

State of NJ

County of Ocean

Sworn to and subscribed before me this 29 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: Chaya S. Falk Notary Public State of New Jersey My Commission Expires 2/12/26

NOTARY'S SEAL