This Instrument Prepared By
and Upon Recording Return To.
Josiah R. Reid, Esq.
Buchalter PC
15279 N. Scottsdale Rd., Ste. 400
Scottsdale, AZ 85254

Karen Johnson Davidson County
Batch# 1017134 DEEDQC
06/21/2023 10 34 54 AM 10 pgs
Fees $52 00 Taxes $0 00

20230621-0046967

QUITCLAIM DEED

Name and Address	Send Tax Bills To:	Parcel No.:
Map and of New Owner: WCP Partners LLC 4303 Gallatin Pike, Ste. 103 Nashville, TN 37216 Attn· Bruce Most	WCP Partners LLC 4303 Gallatin Pike, Ste 103 Nashville, TN 37216 Attn. Bruce Most	07004014000, 07004011200, and 07004011100

STATE OF TENNESSEE)
COUNTY OF DAVISON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20 day of June, 2023.

Notary Public

Rebecca Grant
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

My Commission Expires. 09/27/2026

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **WCP PARTNERS LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim and transfer unto **WCP PARTNERS LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in certain improved real property located in Davidson County, Tennessee, being more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

The purpose of this deed is to combine the referenced tax parcels that are adjacent into one tax parcel.

The Property is improved real property located at 0, 2315, 2311 and 2307 Whites Creek Pike, Tennessee 37207.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

SIGNATURE PAGE
TO
QUITCLAIM DEED

Witness my hand this 20 day of June 2023.

GRANTOR:

WCP PARTNERS LLC,
a Tennessee limited liability company

By: _____
Bruce Most, Authorized Signatory

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, notary public of the state and county aforementioned, personally appeared Bruce Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Signatory of WCP Partners LLC, a Tennessee limited liability company, the within named bargainor, and that such person, as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor.

Witness my hand and seal, this 20 day of June 2023.

RGrant
NOTARY PUBLIC

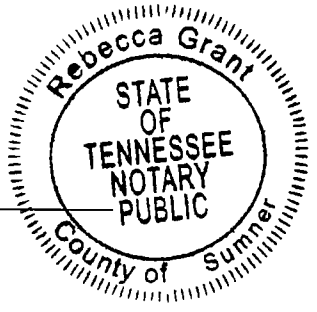


EXHIBIT A

to Quitclaim Deed

Description of Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LOTS NOS. 21-22:

BEING LOTS NOS. 21 AND 22 IN JB HAYNIES DEWEY HEIGHTS PLAN AS OF RECORD IN BOOK 161, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

PART OF LOT NO. 20

BEING A PART OF LOT NO. 20 IN THE DEWEY HEIGHTS ADDITION AS OF RECORD IN BOOK 161, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

REMAINING PORTION OF LOT NO. 20

BEING A PORTION OF LOT NO. 20 IN THE DEWEY HEIGHTS ADDITION AS OF RECORD IN BOOK 161, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT 20, THE PARCEL OR PART OF WHICH IS CONVEYED, IS 45 FEET FRONT ON WHITES CREEK PIKE, AND 140 FEET BACK RUNNING BACK ACCORDING TO PLAN ON RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOT NO. 25

BEING LOT NO. 25 IN THE DEWEY HEIGHTS ADDITION AS OF RECORD IN BOOK 161, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT 25 FRONTS LUZON ST. AND RUNS BACK ACCORDING TO PLAN ON RECORD REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(COMBINED) LEGAL DESCRIPTION FOR 2311 WHITES CREEK PIKE

LAND SITUATED IN THE 2ND COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHWESTERLY 45 FOOT OF LOT NUMBER 20, ON MAP OF DEWEY HEIGHTS ADDITION OF RECORD IN PLAT BOOK 161, PAGE 94 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C., TN) AND A PORTION OF LAND, WITH UNKNOWN OWNERSHIP BETWEEN THE RIGHT OF WAY OF WHITES CREEK PIKE AND THE FRONT OF LOT 20;

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF EAST NOCTURNE DRIVE AND WHITES CREEK PIKE, THENCE IN A SOUTHEASTERLY DIRECTION 815.1'+/- FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP ON THE EASTERLY MARGIN OF WHITES CREEK PIKE, BEING AT APPROXIMATE TENNESSEE STATE PLANE COORDINATES OF N:683,971.96, E:1,733,699.45, AND BEING THE POINT BEGINNING OF HEREIN DESCRIBED LAND;

THENCE LEAVING WHITES CREEK WITH SAID LINE, NORTH 50°35'52" EAST, A DISTANCE OF 37.56 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP AT THE SOUTHERLY MOST CORNER OF LOT 19;

THENCE WITH THE SOUTHEASTERLY LINE OF LOT 19, NORTH 50°35'5" EAST, A DISTANCE OF 37.56 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP AT THE EASTERLY MOST CORNER OF LOT 19 ON THE SOUTHWESTERLY LINE OF LOT 25;

THENCE WITH THE SOUTHWESTERLY LINE OF LOT 25, SOUTH 32°10'25" EAST, A DISTANCE OF 45.36 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP ON THE NORTHWESTERLY LINE OF CHARLEAN TURNER, KAREN TURNER, & RONJOUR TURNER OF RECORD IN INSTRUMENT NUMBER 20190723-0072146 R.O.D.C., TN.;

THENCE WITH SAID LINE, SOUTH 50°35'52" WEST, A DISTANCE OF 150.00 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP, AT THE SOUTHWEST OF THE PROPERTY OF CHARLEAN TURNER, KAREN TURNER, & RONJOUR TURNER AND THE NORTHEAST CORNER OF A PORTION OF LAND, WITH UNKNOWN OWNERSHIP;

THENCE WITH SAID LINE, SOUTH 50°35'52" WEST, A DISTANCE OF 36 11 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP ON THE NORTHEASTERLY MARGIN OF WHITES CREEK PIKE;

THENCE WITH SAID MARGIN, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 45 21 FEET, WITH A RADIUS OF 879.90 FEET, WITH A CHORD BEARING OF NORTH 33°59'49" WEST, WITH A CHORD LENGTH OF 45.20 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR UNKNOWN PORTION OF LAND IN FRONT OF 2315 WHITES CREEK PIKE

LAND SITUATED IN THE 2ND COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LAND, WITH UNKNOWN OWNERSHIP BETWEEN THE RIGHT OF WAY OF WHITES CREEK PIKE AND THE FRONT LOT NUMBER 19, ON THE MAP OF DEWEY HEIGHTS ADDITION OF RECORD IN PLAT BOOK 161, PAGE 94 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C., TN);

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF EAST NOCTURNE DRIVE AND WHITES CREEK PIKE, THENCE IN A SOUTHEASTERLY DIRECTION 764.9'+/- FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP, ON THE EASTERLY MARGIN OF WHITES CREEK PIKE AT THE INTERSECTION WITH THE SOUTHEASTERLY MARGIN OF AN UNIMPROVED ROAD, BEING AT APPROXIMATE TENNESSEE STATE PLANE COORDINATES OF N:684,015.35, E:1,733,673.50, AND BEING THE POINT BEGINNING OF HEREIN DESCRIBED LAND;

THENCE LEAVING WHITES CREEK WITH THE UNIMPROVED MARGIN, NORTH 50°35'52" EAST, A DISTANCE OF 36.41 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP AT THE WESTERLY MOST CORNER OF LOT 19 AND THE UNIMPROVED MARGIN;

THENCE WITH THE SOUTHWESTERLY LINE OF LOT 19, SOUTH 32°10'25" EAST, A DISTANCE OF 50.40 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP AT THE WESTERLY MOST CORNER OF LOT 20;

THENCE LEAVING THE COMMON CORNER OF LOTS 19 & 20, SOUTH 50°35'52" WEST, A DISTANCE OF 37.56 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP ON THE;

THENCE WITH SAID MARGIN, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 50.57 FEET, WITH A RADIUS OF 879.90 FEET, WITH A CHORD BEARING OF NORTH 30°52'43" WEST, WITH A CHORD LENGTH OF 50 56 FEET TO THE POINT OF BEGINNING.

(COMBINED) LEGAL DESCRIPTION FOR 2311 WHITES CREEK PIKE

LAND SITUATED IN THE 2ND COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHWESTERLY 45 FOOT OF LOT NUMBER 20, ON THE MAP OF DEWEY HEIGHTS ADDITION OF RECORD IN PLAT BOOK 161, PAGE 94 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C , TN), AND A PORTION OF LAND, WITH UNKNOWN OWNERSHIP BETWEEN THE RIGHT OF WAY OF WHITES CREEK PIKE AND THE FRONT OF LOT 20,

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF EAST NOCTURNE DRIVE AND WHITES CREEK PIKE, THENCE IN A SOUTHEASTERLY DIRECTION 815.1'+/- FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP, ON THE EASTERLY MARGIN OF WHITES CREEK PIKE, BEING AT APPROXIMATE TENNESSEE STATE PLANE COORDINATES OF N:683,971.96, E:1,733,699.45, AND BEING THE POINT BEGINNING OF HEREIN DESCRIBED LAND;

THENCE LEAVING WHITES CREEK WITH SAID LINE, NORTH 50°35'52" EAST, A DISTANCE OF 37.56 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP AT THE SOUTHERLY MOST CORNER OF LOT 19;

THENCE WITH THE SOUTHEASTERLY LINE OF LOT 19, NORTH 50°35'52" EAST, A DISTANCE OF 150.00 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP AT THE EASTERLY MOST CORNER OF LOT 19 ON THE SOUTHWESTERLY LINE OF LOT 25;

THENCE WITH THE SOUTHWESTERLY LINE OF LOT 25, SOUTH 32°10'25" EAST, A DISTANCE OF 45.36 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP ON THE NORTHWESTERLY LINE OF CHARLEAN TURNER, KAREN TURNER, & RONJOUR TURNER OF RECORD IN INSTRUMENT NUMBER 20190723-0072146 R.O.D.C., TN,;

THENCE WITH SAID LINE, SOUTH 50°35'32" WEST, A DISTANCE OF 150.00 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP, AT THE SOUTHWEST OF THE PROPERTY OF CHARLEAN TURNER, KAREN TURNER, & RONJOUR TURNER AND THE THE NORTHEAST CORNER OF A PORTION OF LAND, WITH UNKNOWN OWNERSHIP;

THENCE WITH SAID LINE, SOUTH 50°35'52" WEST, A DISTANCE OF 36.11 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP ON THE NORTHEASTERLY MARGIN OF WHITES CREEK PIKE;

THENCE WITH SAID MARGIN, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 45.21 FEET, WITH A RADIUS OF 879.90 FEET, WITH A CHORD BEARING OF NORTH 33°59'49" WEST, WITH A CHORD LENGTH OF 45.20 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR UNKNOWN PORTION OF LAND IN FRONT OF 2311 WHITES CREEK PIKE

LAND SITUATED IN THE 2ND COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHWESTERLY 45 FOOT OF LOT NUMBER 20, ON THE MAP OF DEWEY HEIGHTS ADDITION OF RECORD IN PLAT BOOK 161, PAGE 94 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C., TN), AND A PORTION OF LAND, WITH UNKNOWN OWNERSHIP BETWEEN THE RIGHT OF WAY OF WHITES CREEK PIKE AND THE FRONT OF LOT 20;

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF EAST NOCTURNE DRIVE AND WHITES CREEK PIKE, THENCE IN A SOUTHEASTERLY DIRECTION 815.1'+/- FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP, ON THE EASTERLY MARGIN OF WHITES CREEK PIKE, BEING AT APPROXIMATE TENNESSEE STATE PLANE COORDINATES OF N:683,971.96, E:1,733,699.45, AND BEING THE POINT BEGINNING OF HEREIN DESCRIBED LAND;

THENCE LEAVING WHITES CREEK WITH SAID LINE, NORTH 50°35'52" EAST, A DISTANCE OF 37.56 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP AT THE SOUTHERLY MOST CORNER OF LOT 19;

THENCE WITH THE SOUTHWEST LINE OF LOT 20, SOUTH 32°10'25" EAST, A DISTANCE OF 45.36 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP AT THE SOUTHWESTERLY CORNER OF CHARLEAN TURNER, KAREN TURNER, & RONJOUR TURNER OF RECORD IN INSTRUMENT NUMBER 20190723-0072146 R.O.D.C., TN,;

THENCE, SOUTH 50°35'52" WEST, A DISTANCE OF 36.11 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP ON THE NORTHEAST MARGIN OF WHITES CREEK PIKE;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 45.21 FEET, WITH A RADIUS OF 879.90 FEET, WITH A CHORD BEARING OF NORTH 33°59'49" WEST, WITH A CHORD LENGTH OF 45.20 FEET TO WHICH IS THE POINT OF BEGINNING.

(COMBINED) LEGAL DESCRIPTION FOR 2307 WHITES CREEK PIKE

LAND SITUATED IN THE 2ND COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEASTERLY 5 FOOT OF LOT NUMBER 20 ALL OF LOT NUMBER 21 & 22, ON THE MAP OF DEWEY HEIGHTS ADDITION OF RECORD IN PLAT BOOK 161, PAGE 94 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C., TN), AND A PORTION OF LAND, WITH UNKNOWN OWNERSHIP BETWEEN THE RIGHT OF WAY OF WHITES CREEK PIKE AND THE FRONT OF PORTION OF LOT 20 ALL OF LOT 21 & 22;

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF EAST NOCTURNE DRIVE AND WHITES CREEK PIKE, THENCE IN A SOUTHEASTERLY DIRECTION 860.3'+/- FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP, ON THE EASTERLY MARGIN OF WHITES CREEK PIKE, BEING AT APPROXIMATE TENNESSEE STATE PLANE COORDINATES OF N:683,934.49, E:1,733,724.72, AND BEING THE POINT BEGINNING OF HEREIN DESCRIBED LAND;

THENCE LEAVING WHITES CREEK WITH SAID LINE, NORTH 50°35'52" EAST, A DISTANCE OF 36.11 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP, AT THE SOUTHERLY MOST CORNER OF JOHN W. TURNER, III, JAMES TURNER, & JENNIFER TURNER OF RECORD IN INSTRUMENT NUMBER 20181023-0105071, R.O.D.C., TN;

THENCE WITH SAID LINE, NORTH 50°35'52" EAST, A DISTANCE OF 150.00 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP ON THE SOUTHWESTERLY LINE OF LOT 25;

THENCE WITH SAID LINE, SOUTH 32°10'25" EAST, A DISTANCE OF 5.04 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP AT THE SOUTHERLY MOST CORNER OF LOT 25;

THENCE WITH THE SOUTHEASTERLY LINE OF LOT 25, NORTH 50°35'52" EAST, A DISTANCE OF 115.00 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP TO THE EASTERLY MOST CORNER OF LOT 25 AND TO THE WESTERLY LINE OF AN AREA OF UNKNOWN OWNERSHIP;

THENCE WITH SAID LINE, SOUTH 01°12'19" EAST, A DISTANCE OF 127.24 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP AT THE NORTHERLY MOST CORNER OF LOT 23;

THENCE WITH SAID LINE, SOUTH 50°35'52" WEST, A DISTANCE OF 199.00 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP AT THE WESTERLY MOST CORNER OF LOT 23;

THENCE WITH SAID LINE, SOUTH 50°35'52" WEST, A DISTANCE OF 23.74 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP ON THE NORTHEASTERLY MARGIN OF WHITES CREEK PIKE;

THENCE WITH SAID MARGIN, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 105.07 FEET, WITH A RADIUS OF 879.90 FEET, WITH A CHORD BEARING OF NORTH 38°53'22" WEST, WITH A CHORD LENGTH OF 105.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR UNKNOWN PORTION OF LAND IN FRONT OF 2307 WHITES CREEK PIKE

LAND SITUATED IN THE 2ND COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LAND, WITH UNKNOWN OWNERSHIP BETWEEN THE RIGHT OF WAY OF WHITES CREEK PIKE AND THE FRONT OF PORTION OF LOT 20 ALL OF LOT 21 & 22;

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF EAST NOCTURNE DRIVE AND WHITES CREEK PIKE, THENCE IN A SOUTHEASTERLY DIRECTION 860.3'+/- FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP, ON THE EASTERLY MARGIN OF WHITES CREEK PIKE, BEING AT APPROXIMATE TENNESSEE STATE PLANE COORDINATES OF N:683,934,49, E:1,733,724.72, AND BEING THE POINT BEGINNING OF HEREIN DESCRIBED LAND;

THENCE LEAVING WHITES CREEK WITH SAID LINE, NORTH 50°35'52" EAST, A DISTANCE OF 36.11 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP, AT THE SOUTHERLY MOST CORNER OF JOHN W. TURNER, III, JAMES

TURNER, & JENNIFER TURNER OF RECORD IN INSTRUMENT NUMBER 20181023-0105071, R.O.D.C., TN,;

THENCE WITH SAID LINE, SOUTH 32°10'25" EAST, A DISTANCE OF 105.84 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP AT THE WESTERLY CORNER OF LOT 23;

THENCE LEAVING THE COMMON FRONT CORNER OF LOT 22 & 23, SOUTH 50°35'52" WEST, A DISTANCE OF 23.74 FEET TO A IRON ROD SET BY DALE AND ASSOCIATES, HAVING A PINK CAP ON THE NORTHEASTERLY MARGIN OF WHITES CREEK PIKE;

THENCE WITH SAID MARGIN, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 105.07 FEET, WITH A RADIUS OF 879.90 FEET, WITH A CHORD BEARING OF NORTH 38°53'22" WEST, WITH A CHORD LENGTH OF 105.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WCP PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM XE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202212120128565, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.