Karen Johnson Davidson County
Batch# 1022259 DEEDQC
07/03/2023 11:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230703-0050764

**This instrument prepared by and after recording return to:**

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

# QUIT CLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Parcel |
|---|---|---|
| Byline Property Owner LLC<br>c/o TB-CBR Byline Venture LLC<br>1140 Virginia Drive<br>Fort Washington, PA 19034 | Byline Property Owner LLC<br>c/o TB-CBR Byline Venture LLC<br>1140 Virginia Drive<br>Fort Washington, PA 19034 | Parcel Nos.<br>082050133.00 & 182050140.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **TOLL SOUTHEAST LP COMPANY, INC.,** a Delaware corporation (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **BYLINE PROPERTY OWNER LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of June, 2023, but is effective as of the 28th day of JUNE, 2023.

**GRANTOR:**

**TOLL SOUTHEAST LP COMPANY, INC.,**
a Delaware corporation

By: _____
Name: Russell R. Rochestie
Its: Senior Vice President

COMMONWEALTH OF PENNSYLVANIA )
COUNTY OF MONTGOMERY )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Russell R. Rochestie, the Senior Vice President of Toll Southeast LP Company, Inc., a Delaware corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Senior Vice President executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 28th day of June, 2023.

My Commission Expires: _____
Notary Public

Commonwealth of Pennsylvania - Notary Seal
MARIE E. STROUD, Notary Public
Montgomery County
My Commission Expires June 20, 2027
Commission Number 1162301

**AFFIDAVIT OF VALUE**

I, Russell R. Rochestie, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 28th day of June, 2023.

_____
Affiant

_____
Notary Public

My Commission Expires: _____

Commonwealth of Pennsylvania - Notary Seal
MARIE E. STROUD, Notary Public
Montgomery County
My Commission Expires June 20, 2027
Commission Number 1162301

## EXHIBIT "A"

Legal Description of the Property

**PARCEL 1: 100 Van Buren Street**

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 109, 110 & 111, of the Subdivision of the McGavock City Park, as of record in Plat Book 57, Page 101, at the Register's Office for Davidson County, Tennessee, and being more particularly described as:

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Van Buren Street, and the westerly right-of-way line of First Avenue North;

Thence leaving the westerly right-of-way line of First Avenue North with the northerly right-of-way line of Van Buren Street, South 62 deg 33 min 14 sec West, 182.02 feet to an existing iron rod, at a corner common with the property of Cason Dickinson, as of record in Instrument Number: 20110714-0053878, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Van Buren Street, with the easterly property line of Cason Dickinson, North 27 deg 19 min 28 sec West, 156.14 feet to an existing iron rod at a corner common with the property of Roy Glenn Goodwin, Jr., as of record in Instrument Number: 20190321-0025899,at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Roy Glenn Goodwin, Jr., North 62 deg 48 min 26 sec East, 182.94 feet to an existing iron rod in the easterly right-of-way line of First Avenue North;

Thence with the westerly right-of-way line of First Avenue North, South 26 deg 58 min 58 sec East, 155.33 feet to the Point of Beginning. Containing 28,419 square feet or 0.652 acres more or less.

**PARCEL 2: 1500 2nd Avenue North**

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 90, 91, 92 & a part of 93 of the Subdivision of the McGavock City Park, as of record in Plat Book 57, Page 101, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Van Buren Street, and the easterly right-of-way line of Second Avenue North;

Thence leaving the northerly right-of-way line of Van Buren Street with the easterly right-of-way line of Second Avenue North, North 27 deg 19 min 28 sec West, 165.69 feet to an existing iron rod at a corner common with the property of Roy Glenn Goodwin, Jr., as of record in Instrument Number: 20190321-0025899,at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Second Avenue North with the southerly property line of Roy Glenn Goodwin, Jr., North 62 deg 48 min 57 sec East, 182.80 feet to an existing iron rod;

Thence with the westerly property line of Roy Glenn Goodwin, Jr., South. 27 deg 19 min 28 sec East, 166.15 feet to an existing iron rod in the northerly right-of-way line of Van Buren Street, at a corner common with the property of David W. Turner, as of record in Instrument Number: 20150102-0000366,

at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of Van Buren Street; South 62 deg 57 min 34 sec West, 182.80 feet to the Point of Beginning. Containing 30,330 square feet or 0.696 acres more or less.

Being the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation, by Special Warranty Deed dated February 12, 2020, from Thrive Van Buren LLC, a Georgia limited liability company, of record in Instrument No. 20200213-0016876, Register's Office for Davidson County Tennessee.

## CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 July 3, 2023.

Affiant

Date: 7/3/23

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 3 day of July, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY