Karen Johnson Davidson County
Batch# 1024815 DEEDQC
07/11/2023 12:27:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20230711-0053013

Prepared by:
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

After recording, return to:
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606
Attention: Patrick A. Brennan

Grantee Address:	**Map-Parcel Numbers:**	**Send Tax Bills To:**
c/o Bond Companies Management 11601 Wilshire Blvd, Suite 2060 Los Angeles, California 90025	120-01-0-139.00 120-05-0-201.00	c/o Bond Companies Management 11601 Wilshire Blvd. Suite 2060 Los Angeles, California 90025

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, AXIS PROPCO, LLC, a Delaware limited liability company, AXIS HOLDCO, LLC, a Delaware limited liability company, FACTOR AXIS, LLC, a Delaware limited liability company, BFT AXIS, LLC, a Delaware limited liability company, and VDM AXIS, LLC, a Delaware limited liability company (collectively, "Grantor"), have bargained and sold, and by these presents, quitclaim, transfer, and convey, to AXIS PROPCO, LLC, a Delaware limited liability company, as to a 57.6744% undivided interest; AXIS HOLDCO, LLC, a Delaware limited liability company, as to a 29.0615% undivided interest; FACTOR AXIS, LLC, a Delaware limited liability company, as to a 2.3951% undivided interest; BFT AXIS, LLC, a Delaware limited liability company, as to a 2.3951% undivided interest; and VDM AXIS, LLC, a Delaware limited liability company, as to a 8.4739% undivided interest, as tenants-in-common (collectively, "Grantee"), certain real estate in Davidson County, State of Tennessee, being more particularly described in Exhibit A (the "Real Property"), which is attached hereto and incorporated herein by reference.

Being the same property conveyed to Grantor by Bristol Owner LLC, a Delaware limited liability company, of record at Instrument Number 20200814-0091290 in the Register's Office of Davidson County, Tennessee.

This is improved property known as "Axis Apartments" and located at 307/311 Glengarry Drive, Nashville, Tennessee 37217.

[Grantor signatures are on the following pages]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of June 30, 2023 to reflect the correct percentages of ownership among the Grantee effective as of August 12, 2020.

GRANTOR:

AXIS PROPCO, LLC,
a Delaware limited liability company

By: Bond Axis Manager, LLC,
a Delaware limited liability company

By: _____
Name: Robert J. Bond
Its: Manager

STATE OF IL

COUNTY OF Cook

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert J. Bond, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in his authorized capacity for the purposes therein contained.

Witness my hand, at office, this 23 day of June, 2023.

Annette Davis
Notary Public

My Commission Expires: 8/16/23

OFFICIAL SEAL
ANNETTE DAVIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/16/23

[Grantor signatures continue on the following pages]

13808233

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of June 30, 2023 to reflect the correct percentages of ownership among the Grantee effective as of August 12, 2020.

GRANTOR:

AXIS HOLDCO, LLC,
a Delaware limited liability company

By: Bond Axis Manager, LLC,
a Delaware limited liability company

By: _____
Name: Robert J. Bond
Its: Manager

STATE OF IL

COUNTY OF Cook

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert J. Bond, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in his authorized capacity for the purposes therein contained.

Witness my hand, at office, this 23 day of June, 2023.

_____
Notary Public

My Commission Expires: 8/16/23

OFFICIAL SEAL
ANNETTE DAVIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/16/23

[Grantor signatures continue on the following pages]

13808233

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of June 30, 2023 to reflect the correct percentages of ownership among the Grantee effective as of August 12, 2020.

GRANTOR:

FACTOR AXIS, LLC,
a Delaware limited liability company

By: _____
Name: Dean Factor
Its: President

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dean Factor, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in his authorized capacity for the purposes therein contained.

Witness my hand, at office, this 21 day of June, 2023.

_____
Notary Public

My Commission Expires: 12/24/2023

CHRISTOPHER TAYLOR BERMAN
COMM # 2317020
Los Angeles County
California Notary Public
Comm Exp Dec. 24, 2023

[Grantor signatures continue on the following pages]

13808233

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of June 30, 2023 to reflect the correct percentages of ownership among the Grantee effective as of August 12, 2020.

GRANTOR:

BFT AXIS, LLC,
a Delaware limited liability company

By: _____
Name: Michael Broder
Its: President

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Broder, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in his authorized capacity for the purposes therein contained.

Witness my hand, at office, this 21 day of June, 2023.

_____
Notary Public

My Commission Expires: 12/24/2023

CHRISTOPHER TAYLOR BERMAN
COMM # 2317020
Los Angeles County
California Notary Public
Comm Exp Dec. 24, 2023

[Grantor signatures continue on the following page]

13808233

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of June 30, 2023 to reflect the correct percentages of ownership among the Grantee effective as of August 12, 2020.

GRANTOR:

VDM AXIS, LLC,
a Delaware limited liability company

By: _____
Name: Babak Shokrian
Its: President

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Babak Shokrian, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in his authorized capacity for the purposes therein contained.

Witness my hand, at office, this 21 day of June, 2023.

_____
Notary Public

My Commission Expires: 12/24/2023

CHRISTOPHER TAYLOR BERMAN
COMM # 2317020
Los Angeles County
California Notary Public
Comm Exp Dec. 24, 2023

13808233

EXHIBIT A

PROPERTY DESCRIPTION

Register' s Office for Davidson County, Tennessee; and also being part of Lot 337, Glengarry Park, Section 3, of record in Plat Book 2900, Page 25, at the Register' s Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the westerly right-of-way line of Glengarry Drive, 70 feet in width, at a corner common with Lot " A" on the plan Zone Lot Division Parcel 200, Walter B. McDade, of record in Plat Book 6250, Page 966, at the Register' s Office for Davidson County, Tennessee,
Thence leaving the westerly right-of-way line of said Glengarry Drive with the northerly line of said Lot " A" , North 56 deg. 01 min. 44 sec. West, 119.90 feet to an existing iron rod at a corner common with Lot 335 of the Plat of Glengarry Park, Section Three, of record in Plat Book 2900, Page 25, at the Register' s Office for Davidson County, Tennessee;
Thence with the northerly line of said Lot 335, North 18 deg. 56 min. 44 sec. West, 243.06 feet to an iron rod set in the northerly line of Lot 337 of said Glengarry Park Section Three:
Thence with the northerly line of said Glengarry Park Section Three for the following three calls:
North 60 deg. 10 min. 13 sec. West, 138.08 feet to an existing iron rod in the northerly line of Lot 339 of said Glengarry Park, Section Three;
North 45 deg. 47 min. 35 sec. West, 1259.87 feet to an existing concrete monument at a corner common with Lots 354 and 353;
North 38 deg. 25 min. 39 sec. West, 183.04 feet to an iron rod set in the easterly line of Howard M. Baldwin, et ux, of record in Deed Book 3645, Page 451, at the Register' s Office for Davidson County, Tennessee, also being Lot 173 of Glencliff Estate, Section 3, of record in Plat Book 1424, Page 1, at the Register' s Office for Davidson County, Tennessee;
Thence with the easterly line of said Lot 173 Glencliff Estates, North 57 deg. 12 min. 24 sec. East, 168.28 feet to an existing iron rod at a corner common with Lot 2 of the Glengarry Park Commercial Development, Section IV, of record in Plat Book 4660, Page 55, at the Register' s Office for Davidson County, Tennessee, being the property conveyed to Executive South, LLC, of record in Deed Book 11377. Page 713, at the Register' s Office for Davidson County, Tennessee;
Thence with the southerly line of said Glengarry Park Commercial Development; Section IV, South 45 deg. 53 min. 58 sec. East, 1396.20 feet to an existing iron rod in the southeastern corner of Lot 1, Glengarry Park Commercial Development, Section III, of record in Plat Book 4300, Page 51, at the Register' s Office for Davidson County, Tennessee, being the property conveyed to Byung Rock Woo, of record in Instrument No. 20020409-00437441, at the Register' s Office for Davidson County, Tennessee;
Thence with the easterly line of said Lot 1, Glengarry Park Commercial Development, Section III, North 44 deg. 25 min. 00 sec. East, 43.85 feet to an existing iron rod at a corner common with Lot 1, Glengarry Park Commercial Development, Section II, of record in Plat Book 4175, Page 16, at the Register's Office for Davidson County, Tennessee, being the property conveyed to Mapco Petroleum, Inc. of record in Deed Book 7949, Page 619, at the Register' s Office for Davidson County, Tennessee;
Thence with the southerly line of said Lot 1 of Glengarry Park Commercial Development, Section II for the following two calls: South 45 deg. 39 min. 10 sec. East, 140.03 feet to an existing iron rod; South 71 deg. 09 min. 12 sec. East, 68.11 feet to an existing iron rod in the westerly right-of-way line of said Glengarry Drive;
Thence with the westerly right-of-way line of Glengarry Drive for the following three calls: 1) With a curve to the left having a radius of 281.70, a curve length of 139.27 feet, a central angle of 28 deg. 19 min. 39 sec. and a chord bearing and distance of South 04 deg. 03 min. 34 sec. West, 137.86 feet to an existing concrete monument; 2) South 10 deg. 06 min. 15 sec. East, 75.50 feet to an iron rod set; 3) With a curve to the right having a radius of 357.20 feet, a curve length of 211.45 feet, a central angle of 33 deg. 55 min. 01 sec, and a chord bearing and distance of South 07 deg. 41 min. 07 sec. West, 208.38 feet to the point of beginning, containing 355,223 square feet or 8.155 acres more or less.

Together with easement appurtenant to said property as shown on Plats in Plat Book 4300, Page 9 and Book 4175, Page 16, Register' s Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF ILLINOIS

COUNTY OF COOK

The actual consideration for this transfer is $0.

The Quit Claim Deed is being recorded to reflect the correct percentages of ownership among the tenant-in-common Grantees effective as of August 12, 2020.

Janiece Waters, Affiant

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

Notary Public

My Commission Expires: Sept. 21, 2026

KIMBERLY R KARPAVICIUS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 21, 2026

13829825

202307110053013

Tennessee Certification of Electronic Document

I, Matt Bohanon, 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 June 22, 2023 (date of document).

Matt Bohanon
Affiant Signature

6/22/23
Date

State of Illinois
County of Cook

Sworn to and subscribed before me this 30th day of June, 2023.

Michele M Perez
Notary's Signature

MY COMMISSION EXPIRES: 6/17/2025

NOTARY'S SEAL

MICHELE M PEREZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 17, 2025