Karen Johnson Davidson County
Batch# 1024819 DEEDQC
07/11/2023 12:34:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20230711-0053021

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	107-13-0-126.00 107-13-0-155.00	c/o Bond Companies Management 11601 Wilshire Blvd, Suite 2060 Los Angeles, California 90025

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MOSAIC PROPCO, LLC, a Delaware limited liability company, MOSAIC HOLDCO, LLC, a Delaware limited liability company, FACTOR MOSAIC, LLC, a Delaware limited liability company, BFT MOSAIC, LLC, a Delaware limited liability company and VDM MOSAIC, LLC, a Delaware limited liability company (collectively, "Grantor"), have bargained and sold, and by these presents quitclaim, transfer, and convey, to MOSAIC PROPCO, LLC, a Delaware limited liability company, as to a 57.6744% undivided interest; MOSAIC HOLDCO, LLC, a Delaware limited liability company, as to a 29.0615% undivided interest; FACTOR MOSAIC, LLC, a Delaware limited liability company, as to a 2.3951% undivided interest; BFT MOSAIC, LLC, a Delaware limited liability company, as to a 2.3951% undivided interest; and VDM MOSAIC, 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 20200814-0091194 in the Register's Office of Davidson County, Tennessee.

Any acreage identified in Exhibit A is included for reference only and without any representation or warranty as to the accuracy thereof.

This is improved property known as "Mosaic Apartments" and located at 1019 Patricia 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:

MOSAIC PROPCO, LLC,
a Delaware limited liability company

By: Bond Mosaic 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]

13808222

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:

MOSAIC HOLDCO, LLC,
a Delaware limited liability company

By: Bond Mosaic 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]

13808222

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 MOSAIC, 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]

13808222

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 MOSAIC, 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]

13808222

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 MOSAIC, 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

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

13808222

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Thirteenth Councilmanic District, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Thompson Place and Patricia Drive, being a part of Lot No. 17 of the Map of Subdivision of H.W. Williams Land as of record in Book 547, Page 63, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Patricia Drive, said point being the southeasterly corner of Lot No. 10 as shown on the Plan of Patricia Heights, Section One, of record in Book 2331, Page 130-131, Register's Office for Davidson County, Tennessee, said point also being southerly 528 feet more or less from the centerline of Harold Drive; thence with said westerly right-of-way line the following calls: South 23 degrees 54 minutes 56 seconds West, 98.22 feet to a point; with a curve to the left 261.75 feet toa point, said curve having a central angle of 28 degrees 29 minutes 00 seconds, a radius of 526.52 feet, a tangent of 133.64 feet and a chord of South 09 degrees 40 minutes 26 seconds West, 259.06 feet, South 04 degrees 34 minutes 04 seconds East, 143.09 feet to a point; South 04 degrees 08 minutes 00 seconds East 460.47 feet to a point; with a curve to the right 37.25 feet to a point in the northerly right-of-way line of Thompson Place, said curve having a central angle of 85 degrees 22 minutes 21 seconds, a radius of 25.00 feet, a tangent of 23.03 feet and a chord of South 38 degrees 33 minutes 06 seconds West 33.90 feet; thence, with said northerly right-of-way line South 81 degrees 14 minutes 17 seconds West, 401.87 feet to a point; thence, continuing with said right-of-way line with the curve to the left 69.69 feet to a point; said curve having a central angle of 01 degrees 22 minutes 54 seconds, a radius of 2,889.79 feet, a tangent of 34.84 feet and a chord of South 80 degrees 32 minutes 50 seconds West, 69.69 feet; thence, leaving said line with the easterly line of property conveyed to Juan Arnoldo Cruz by deed of record in Instrument No. 200403020023553, Register's Office for Davidson County, Tennessee, North 14 degrees 54minutes 00 seconds West, 167.15 feet to a fence corner, thence, with the northerly line of said Cruz property, South 73 degrees 06 minutes 00 seconds West, 161.50 feet to a fence corner; thence, with the easterly line of property conveyed to Sell Excel, Inc., by deed of record in Instrument No. 200305200068414, Register's Office for Davidson County, Tennessee; Ernest C. and Patricia O. Kuhlo, by deed of record in Instrument No. 200212300162192, Register's Office for Davidson County, Tennessee; and SUSA-TN, LLC by deed of record as Instrument No. 200001100002857, Register's Office for Davidson County, Tennessee, North 01 degrees 45 minutes 34 seconds West, 692.29 feet to a point; thence with the southerly line of property conveyed to George Watkins by deed of record in Book 10462, Page 926, Register's Office for Davidson County, Tennessee, North 59 degrees 15 minutes 09 seconds East, 759.83feet to a point in the westerly line of Lot No. 10 as shown on the Plan of Patricia Heights, Section One, of record in Book 2331, Page 131, Register's Office for Davidson County, Tennessee; thence with said line, South 31 degrees 36 minutes 00 seconds East, 174.66 feet to the point of beginning, containing 642,105 square feet or 14.74 acres, more or less, according to the survey by Wendell H. Talley, Sr., RLS No. 785, of Barge Waggoner Sumner & Cannon, Inc., dated November 12, 2004.

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

202307110053021

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

06/22/23
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