NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
RSD 1736-38 Lebanon Pike, LLC 425 Huehl Road, Suite 18 Northbrook, IL 60062	RSD 1736-38 Lebanon Pike, LLC 425 Huehl Road, Suite 18 Northbrook, IL 60062	See Exhibit B for a complete list of Map/Parcel Nos. Consolidated by this instrument
This instrument prepared by: Bradley Arant Boult Cummings LLP (REW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED
AND INSTRUMENT OF CONSOLIDATION

THIS QUITCLAIM DEED AND INSTRUMENT OF CONSOLIDATION (the "Deed") is made as of this 21st day of August, 2023, by **RSD 1736-38 LEBANON PIKE, LLC**, a Tennessee limited liability company ("RSD").

WHEREAS, pursuant to those certain deeds of record which are referenced in Exhibit A attached hereto (the "**Prior Deeds**"), each of which has been delivered and recorded in the Register's Office for Davidson County, Tennessee prior to the recordation of this Deed, the real property described more particularly in Exhibit A attached hereto (the "**Property**"), was transferred and conveyed to RSD; and

WHEREAS, it is RSD's intention and desire, by the delivery and recording of this Deed, to consolidate into a single parcel the contiguous parcels that have been transferred to RSD pursuant to the Prior Deeds.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RSD, acting by and through its duly authorized representative, does hereby quitclaim, transfer and convey unto itself, its successors and assigns, all right title and interest in the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 21st day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 7-7-2025

Karen Johnson Davidson County
Batch# 1040841 DEEDQC
08/21/2023 02 23 58 PM 5 pgs
Fees $27 00 Taxes $0 00
20230821-0065113

CAROL A. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

4871-4512-5496 1

RSD hereby consolidates into one parcel described on Exhibit A the contiguous parcels which have heretofore been acquired by RSD pursuant to the Prior Deeds.

RSD has executed and delivered this Quitclaim Deed and Instrument of Consolidation on the date first above written.

RSD 1736-38 LEBANON PIKE, LLC
a Tennessee limited liability company

BY: Red Seal Development Corp., an Illinois corporation, its Manager

By: _____
Name: Todd Fishbein
Title: CEO

STATE OF ILLINOIS)
COUNTY OF COOK)

Before me, Shari Scheck, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Todd Fishbein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the CEO of Red Seal Development Corp., an Illinois limited liability company, the Manager of RSD 1736-38 Lebanon Pike, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such CEO of its 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 the Manager of RSD 1736-38 Lebanon Pike, LLC by himself as CEO of its Manager of the limited liability company.

WITNESS my hand and seal at office in Northbrook, Illinois, on this the 17th day of August, 2023.

_____
Notary Public

My Commission Expires:
9/25/24

OFFICIAL SEAL
SHARI SCHECK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/25/24

EXHIBIT A

Property Description

Being a tract of land lying in the 15th Council District of Davidson County, Nashville, Tennessee. Said tract being bounded on the south by the northern right of way (ROW) of Lebanon Pike (State Route 24, U.S. Highway 70), and by Jan B. Todd, Trustee as recorded in Instrument Number 201204170032756 (RODC), bounded on the west by Michael D. and Rose Mary Green as recorded in Instrument Number 201511030111922, Register's Office of Davidson County, Tennessee (RODC), and by Robert L. Berard as recorded in Instrument Number 201906210060302, RODC, bounded on the north by Lot 3 of The Resubdivision of Lot 34, Clovernook Subd., as recorded in Plat Book 5200, Page 709, RODC, said Lot 3 being Leonard Peck, Jr. as recorded in Book 11694, Page 641, RODC, by the southern ROW terminus of Lawncrest Drive, by Lots 33 and 25 of Clover Nook as recorded in Plat Book 2900, Page 51, RODC, said Lot 33 being Robert E. Meeks Et Ux as recorded in Book 7836, Page 783, RODC, said Lot 25 being Walter E. Gragg Et Ux as recorded in Book 6932, Page 411, RODC, and by Roger W. Costa Et Ux as recorded in Book 6313, Page 4, RODC, and bounded on the east by Deborah K. Ferrell as recorded in Book 9062, Page 187, RODC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod with cap lying on said northern ROW of Lebanon Pike, being the southeast corner of said Ferrell and being ±115 feet northeast of the centerline intersection of said Lebanon Pike and Lebanon Pike Circle;

thence along said northern ROW of Lebanon Pike with the following: with a curve to the right having an arc length of 138.30 feet, a central angle of 02°43'23", a radius of 2,910.14 feet, and having a chord bearing and distance of South 55°03'23" West 138.29 feet to a found iron rod with "CROCKETT RLS 1394" cap;

thence with a curve to the right having an arc length of 675.93 feet, a central angle of 28°24'03", a radius of 1,363.61 feet, and having a chord bearing and distance of South 70°37'06" West 669.03 feet to a set iron rod;

thence leaving said ROW of Lebanon Pike and along the common line of said Jan B. Todd Trustee North 81°57'07" West 148.49 feet to a set iron rod in the common line of said Green;

thence along the common line of said Green and Berard North 06°04'44" East 560.29 feet to a found ½" iron rod;

thence along the common line of said Lot 3 South 69°34'53" East 80.13 feet to a found iron rod with "CROCKETT RLS 1394" cap lying on the western ROW of said Lawncrest Drive;

thence along said southern ROW terminus of Lawncrest Drive South 82°57'36" East 50.02 feet to a found iron rod with "CROCKETT RLS 1394" cap lying on the eastern ROW of said Lawncrest Drive;

thence leaving said ROW of Lawncrest Drive and along the common line of said Lot 33 South 83°01'44" East 158.86 feet to a found wood post;

thence along the common line of said Lots 33 and 25 and Costa South 81°33'34" East 260.42 feet to a found iron rod with "CROCKETT RLS 1394" cap;

thence along the common line of said Ferrell with the following: South 01°12'30" East 166.26 feet to a found iron rod with "CROCKETT RLS 1394" cap;

thence South 86°15'21" East 289.26 feet to the point of beginning.

Tract contains 310,262 square feet or 7.123 acres more or less.

Being the same property conveyed to RSD 1736-38 LEBANON PIKE, LLC by Special Warranty Deed from K. Whiteside, a/k/a Kevin Whiteside, of record in Instrument No. 20220512-0054617, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record in Instrument No. 20220512-0054619, said Register's Office; and by Special Warranty Deed from Kenneth J. Adler of record in Instrument No. 20220512-0054616, said Register's Office, and by Quitclaim Deed of record in Instrument No. 20220512-0054618, Register's Office for Davidson County, Tennessee.

EXHIBIT B

List of Tax Parcel Numbers

094-00-0-060.00
094-00-0-061.00