Karen Johnson Davidson County
Batch# 1048003 DEEDQC
09/08/2023 01:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230908-0070722

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36722-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CLP Nashville, LLC 2870 Los Feliz Place, 2nd Floor Los Angeles, CA 90039	New Owner	10609001800

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **HS-Nashville TN 1 LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), by these presents does transfer, convey and quitclaim unto **CLP Nashville, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference.

Being all the same property conveyed to HS-NASHVILLE TN, LLC, a Delaware limited liability company, by Special Warranty Deed dated April 23, 2004, from HSI PROPERTIES, LLC, a Delaware limited liability company, of record in Instrument No. 20040521-0060241, Register's Office for Davidson County, Tennessee and further conveyed to HS-NASHVILLE TN 1 LLC, a Delaware limited liability company, by Quitclaim Deed dated March 10, 2020, from HS-NASHVILLE TN, LLC, a Delaware limited liability company, of record in Instrument No. 20200316-0029119, said Register's Office for Davidson County, Tennessee.

The property was further conveyed to HS-Nashville TN 1 LLC, a Tennessee limited liability company by Instrument of Correction and Quitclaim Deed from HS-NASHVILLE TN, LLC, a Delaware limited liability company, of record in Instrument No. 20230907-0070395, said Register's Office.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of publishing the new, surveyor-prepared legal description in the public record.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of September, 2023.

HS-Nashville TN 1 LLC, a Tennessee limited liability company

By: _____
Name: Judah Kunstler
Its: Vice President

STATE OF New York]
COUNTY OF Nassau]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Judah Kunstler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of HS-Nashville TN 1 LLC, a Tennessee limited liability company , and who further acknowledged that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Vice President for the said limited liability company.

WITNESS my hand, at office this 6th day of September, 2023.

ASHER GULKO
Notary Public, State of New York
Reg. No. 01GU6246911
Qualified in Nassau County
Commission Expires September 18, 2023

_____
Notary Public
My Commission Expires:_____

STATE OF New York]
COUNTY OF Nassau]

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 6th day of September, 2023.

ASHER GULKO
Notary Public, State of New York
Reg. No. 01GU6246911
Qualified in Nassau County
Commission Expires September 18, 2023

_____
Notary Public
My Commission Expires:_____

EXHIBIT A
Legal Description

A tract of land in Davidson County, Tennessee, being part of Lot "G" on the plan of the subdivision of the land of L. P. Hagan, deceased, of record in book 843, page 80, Register's Office for said County, being a part of Polk Avenue, now abandoned, and being part of Lot 3 on the plan of Louie Lewis Property, of record in minute book "I", page 288, County Court Clerk and being known as the Northwest part of Lot no. 3 of the H.E. WRITESMAN RESUBDIVISION, not of record, together with a one acre tract marked Mrs. A. Thoni, all being described more particularly by metes and bounds as follows:

BEGINNING at a point on the Eastern Margin of Fesslers Lane as widened (Formerly Woodycrest Avenue) 147.92 feet Northerly from the North end of the return of Woodycrest Avenue (formerly Kilvington Blvd), same being the Northwest corner of the Porter Francis Investments tract described in instrument number 20110427-0032026, marked by a 5/8" Rebar found in place; thence along said margin the following Two (2) courses:

1. N06°38'02"E a distance of 182.38 feet to a point of curvature to the left, marked by a 5/8" Rebar found in place; thence

2. 61.59 feet along the arc of said curve, having a radius of 1304.08 feet, subtended by a chord bearing N05°16'26"E, 61.59 feet distant, to a point marked by a 5/8" rebar found in place, same being the Southwest corner of the Fesslers Holdings LLC tract described in instrument number 20100813-0064093; thence

S82°32'22"E along and with said tract a distance of 500.50 feet to its common corner with the Auto Dealer tract described in instrument number 20180205-0011502, marked by a 5/8" Rebar found in place ; thence

S82°20'28"E along and with said tract a distance of 303.03 feet to a point on the Western margin of Polk Avenue, same being a point on a curve to the right, marked by a MAG Nail found in place; thence along and with said margin the following course:

262.00 feet along the arc of said curve, having a radius of 786.60 feet, subtended by a chord bearing S40°10'05"W, 260.79 feet distant to the Northeast corner of said Porter Francis Investments tract, marked by a 5/8" Rebar with cap stamped "Shirley 2085" set in place; thence

N84°34'41"W along and with said tract a distance of 658.04 feet to the POINT OF BEGINNING.

Said tract contains an area of 170,504 Square Feet or 3.91 Acres, more or less.

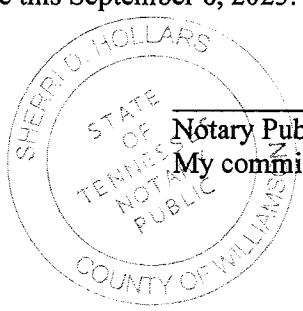
The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 1133 Polk Avenue by Blew & Associates, P.A., Bryan A. Shirley, TN R.L.S.#2085 dated May 26, 2023, last revised June 12, 2023, certified August 23, 2023 as Job Number 23-3137.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 September 8, 2023.

John T. Cook, Esq.
Date: September 8, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this September 8, 2023.



Notary Public
My commission expires: 7/17/2027