Karen Johnson Davidson County
Batch# 1053941 DEEDQC
09/26/2023 08:34:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20230926-0075364

This instrument was prepared by:
Tim Cline
Bryan Cave Leighton Paisner LLP
211 North Broadway, Suite 3600
St. Louis, MO 63102

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number(s):
GFP CL Holdings LLC c/o EverWest Advisors LLC 1099 18th Street, Suite 2900 Denver, CO 80202	GFP CL Nashville 2947, LLC c/o EverWest Advisors LLC 1099 18th Street, Suite 2900 Denver, CO 80202	Map & Parcel: 060 00 0 110.00

THIS INDENTURE made as of the 30 day of August, 2023, between **GFP CL NASHVILLE 2947, LLC**, a Delaware limited liability company ("First Party"), and **GFP CL HOLDINGS LLC**, a Delaware limited liability company ("Second Party"):

W I T N E S S E T H :

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUITCLAIMED, and does by these presents sell, remise, release and QUITCLAIM unto Second Party all the interest of First Party in and to the following described premises, to-wit, that certain unimproved property located at 2947 Brick Church Pike, Nashville, Davidson County, Tennessee 37207, consisting of approximately 6.02 acres and more particularly described below:

LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE - METROPOLITAN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY SMALL FAMILY LLC (BOOK 10818, PAGE 686), ON THE EAST BY THE WESTERLY RIGHT OF WAY OF INTERSTATE 24, ON THE SOUTH BY LOT 2, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127) AND ON THE WEST BY THE REMAINING LANDS OF BUFORD

JONES (BOOK 9483, PAGE 140) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SMALL FAMILY LLC, THE NORTHEAST CORNER OF LOT 1, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE

WITH THE WESTERLY RIGHT OF WAY OF INTERSTATE 24, S 23 DEGREES 01 MINUTES 10 SECONDS W, 84.00 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF JAMES R. JONES (DEED BOOK 10411, PAGE 161), ALSO BEING LOT 2, SUBDIVISION FOR MAE FRENSLEY (PLAT BOOK 6200, PAGE 127); THENCE

WITH THE NORTH LINE OF SAID LOT 2, N 83 DEGREES 49 MINUTES 41 SECONDS W, 845.17 FEET TO A SET IRON PIN; THENCE

WITH A NEW LINE SEVERING SAID LOT 1, N 05 DEGREES 25 MINUTES 33 SECONDS E, 100.99 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SMALL FAMILY LLC (DEED BOOK 10818, PAGE 686); THENCE

WITH THE SOUTH LINE OF SMALL FAMILY LLC, S 82 DEGREES 28 MINUTES 25 SECONDS E, 871.07 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE - METROPOLITAN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LOT 2, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127), ON THE EAST BY LOT 1, BRICK CHURCH PARK (PLAT BOOK 5240, PAGE 591) ON THE SOUTH BY SCOTT CLAYTON (DEED BOOK 4827, PAGE 975) AND ON THE WEST BY THE REMAINING LANDS OF JAMES R. JONES (DEED BOOK 10411, PAGE 175). BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CEDAR CORNER POST IN THE WEST LINE OF LOT 1, BRICK CHURCH PARK, THE NORTHEAST CORNER OF CLAYTON AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH LINE OF CLAYTON AND AN EXISTING WIRE FENCE THE FOLLOWING CALLS:

NORTH 86 DEGREES 14 MINUTES 38 SECONDS W, 230.62 FEET TO A 36 INCH WHITE ASH TREE; THENCE

N 88 DEGREES 51 MINUTES 08 SECONDS W, 283.55 FEET TO A 36 INCH OAK TREE; THENCE

N 80 DEGREES 05 MINUTES 51 SECONDS W, 213.54 FEET TO A LA INCH LOCUST TREE; THENCE

N 82 DEGREES 51 MINUTES 02 SECONDS W, 54.77 FEET TO A SET IRON PIN; THENCE

LEAVING THE NORTH LINE OF CLAYTON, WITH A NEW LINE SEVERING THE LANDS OF JAMES R. JONES, N 05 DEGREES 25 MINUTES 33 SECONDS E, 106.27 FEET TO A SET IRON PIN IN THE SOUTH LINE OF JAMES R. JONES (DEED BOOK 10411, PAGE 161), ALSO BEING LOT 2, SUBDIVISION FOR MAE HENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127); THENCE

WITH SAID SOUTH LINE, S 82 DEGREES 29 MINUTES 58 SECONDS E, 796.38 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT 2, A POINT IN THE WEST LINE OF JACK A. OMAN (DEED BOOK 10391, PAGE 355) ALSO BEING THE WEST LINE OF LOT 1, BRICK CHURCH PARK (PLAT BOOK 5200, PAGE 591); THENCE

WITH SAID WEST LINE, S 22 DEGREES 53 MINUTES 03 SECONDS W, 42.42 FEET TO A CONCRETE MONUMENT; THENCE

STILL WITH SAME, S 10 DEGREES 02 MINUTES 58 SECONDS W, 27.51 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE - METROPOLITAN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LOT 1, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127) ON THE EAST BY THE WESTERLY RIGHT OF WAY OF INTERSTATE 24 AND THE WEST LINE OF LOT 1, BRICK CHURCH PARK (PLAT BOOK 5200, PAGE 591), ON THE SOUTH BY JAMES R. JONES (DEED BOOK 10411, PAGE 175) AND ON THE WEST BY THE REMAINING LANDS OF JAMES R. JONES (BOOK 10411, PAGE 161) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 1, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY; THE NORTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE

WITH THE WESTERLY RIGHT OF WAY FOR INTERSTATE 24 AND THE WEST LINE OF LOT 1, BRICK CHURCH PARK, S 24 DEGREES 42 MINUTES 05 SECONDS W, 149.16 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF JAMES R. JONES (DEED BOOK 10411, PAGE 175); THENCE

WITH THE NORTH LINE OF JAMES R. JONES, N 82 DEGREE 29 MINUTES 58 SECONDS W, 796.38 FEET TO A SET IRON PIN: THENCE

LEAVING THE NORTH LINE OF JONES, WITH A NEW LINE SEVERING SAID LOT 2, N 05 DEGREES 25 MINUTES 33 SECOND E, 122.97 FEET TO A SET IRON PIN IN THE SOUTH LINE OF BUFORD JONES (DEED BOOK 9483, PAGE 140)

ALSO BEING THE SOUTH LINE OF LOT 1, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127); THENCE

WITH SAID SOUTH LINE, S 83 DEGREES 49 MINUTES 41 SECONDS E, 845.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCELS BEING A PORTION THE SAME PROPERTY CONVEYED TO GFP CL NASHVILLE 2947, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY THAT CERTAIN SPECIAL WARRANTY DEED FROM GFP CL NASHVILLE 2947, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 30, 2023 AS INSTRUMENT NO. 20210330-0041270, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said Second Party, its successors and assigns forever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

(signature page to follow)

IN WITNESS WHEREOF, the said First Party has executed this instrument as of the day and year first above written.

GFP CL NASHVILLE 2947, LLC, a
Delaware limited liability company

2947 Brick Church Pike
Nashville, Davidson County, Tennessee 37207

IN WITNESS WHEREOF, the said First Party has executed this instrument as of the day and year first above written.

GFP CL NASHVILLE 2947, LLC, a Delaware limited liability company

By: EVERWEST ADVISORS LLC, a Delaware limited liability company, its Manager

By: _____

Name: Michael S. Warren
Title: Chief Legal Officer

STATE OF COLORADO)
)
COUNTY OF DENVER)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael S. Warren, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who upon oath, acknowledged himself to be the Chief Legal Officer of EVERWEST ADVISORS LLC, the Manager of GFP CL NASHVILLE 2947, LLC, the within named bargainor, a Delaware limited liability company, and that he, as such officer, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

WITNESS my hand and official seal of office, this 24 day of August, 2023.

Julie C Raines
Notary Public

My Commission Expires: August 12, 2025

Julie C Raines
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214032135
MY COMMISSION EXPIRES August 12, 2025

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Michael S. Warren

Subscribed and sworn to before me this 24th day of August, 2023.

NOTARY PUBLIC

My Commission Expires:
2/29/2024

LIESL LOREEN CLARKSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044004687
MY COMMISSION EXPIRES 02/29/2024

2947 Brick Church Pike
Nashville, Davidson County, Tennessee 37207

Tennessee Certification of Electronic Document

I, Melissa Korhely, 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 August 30, 2023 (date of document).

Melissa Korhely
Affiant Signature

9/13/2023
Date

State of OHIO

County of SUMMIT

Sworn to and subscribed before me this 13 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/01/2026

NOTARY'S SEAL



MARY ANN COLATRUGLIO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
11-01-2026