QUITCLAIM DEED

Karen Johnson Davidson County Batch# 1054783 DEEDQC 09/27/2023 01:50:30 PM 8 pgs Fees: $42.00 Taxes: $0.00 20230927-0075903	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00 Affiant Subscribed and sworn to before me, this the 23rd day of August 2023. Notary Public My commission expires: 7/7/27

JUNE JOSEPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ben Allen Land Partners, LLC 625 West Main Street Nashville, Tennessee 37206	New Owner	061-00-0-085.00 061-00-0-100.00 061-00-0-015.00 061-00-0-018.00 061-00-0-073.00

This Quitclaim Deed is being filed of record to consolidate the above referenced tax parcels into a single tax parcel.

FOR AND IN CONSIDERATION of the sum of $0.00, BEN ALLEN LAND PARTNERS, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto BEN ALLEN LAND PARTNERS, LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is unimproved property known as 288 and 296 Broadmoor Drive and 329, 341, and 349 Ben Allen Road, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the ___ day of August 2023.

BEN ALLEN LAND PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: Earl F. Calfee, III
Title: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Earl F. Calfee, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Member of Ben Allen Land Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Earl F. Calfee, III, Member of Ben Allen Land Partners, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of August 2023.

_____
NOTARY PUBLIC

My Commission Expires: May 9, 2026

AARON KAALBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

By: Paro South, LLC
a Tennessee limited liability company, Member

By: _____
Name: Christian J. Paro
Title: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christian J. Paro, 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 Manager of Paro South, LLC, a Tennessee limited liability company, Member of Ben Allen Land Partners, LLC the within named bargainor, a Tennessee limited liability company, and that as such Manager of the Member of the Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Christian J. Paro, Manager of Paro South, LLC, Member of Ben Allen Land Partners, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of August 2023.

_____
NOTARY PUBLIC

My Commission Expires: May 9, 2026

AARON KAALBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

By: Paro Holmes, LLC
a Tennessee limited liability company, Member

By: _____
Name: Christian J. Paro
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christian J. Paro, 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 President of Paro Holmes, LLC, a Tennessee limited liability company, a Member of Ben Allen Land Partners, LLC the within named bargainor, a Tennessee limited liability company, and that as such President of the Member of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Christian J. Paro, President of Paro Holmes, LLC, Member of Ben Allen Land Partners, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of August 2023.

_____
NOTARY PUBLIC

My Commission Expires: May 9, 2026

AARON KAALBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Parcel 1 (061-00-0-100.00)

Being Lot 2 of that certain plat of record at Instrument No. 20170510-0046569, in the Register's Office of Davidson County, Tennessee.

Being further described as follows, to-wit:

Land situated in the 8th Council District of Davidson County, Tennessee, being a portion of the land conveyed by Quitclaim Deed to Paro South, LLC from William D. Willcutts and Constance J. Dever, as devisee under the Last Will and Testament of Zola Willcutts Bailey, of record in Instrument No. 20141219-0116416, in the Register's Office of Davidson County, Tennessee and is more particularly described as follows:

Commencing at the approximate centerline intersection of Walton Land and Broadmoor Drive, thence across the margin of Broadmoor, South 73° 32' 05" East, a distance of 262 feet to a capped rod set by Dale and Associates, said rod being along said Southerly margin and the point of beginning for the herein described land;

Thence with the Southerly margin of Broadmoor, South 83° 45' 11" East, a distance of 139.10 feet to a ½ inch rod with a Sexton cap, said rod also being along the Westerly margin of Ellington Parkway;

Thence, with the Parkway for the following 5 calls – South 06° 03' 35" West, a distance of 54.03 feet to a concrete monument;

Thence South 22° 21' 46" East, a distance of 145.06 feet to a concrete monument;

Thence, with a non-tangential curve turning to the left, with an arc length of 286.57 feet, having a radius of 302.00 feet, a chord bearing of South 21° 00' 43" East, and a chord length of 275.94 feet to a concrete monument;

Thence South 48° 08' 51" East, a distance of 273.71 feet to a concrete monument;

Thence South 42° 49' 39" East, a distance of 83.21 feet to a concrete monument;

Thence leaving the margin of Ellington Parkway and with the line of Ben Allen Land Partners, LLC, of record in Instrument No. 20160504-0044234, in the Register's Office of Davidson County, Tennessee, South 09° 57' 03" West, a distance of 408.42 feet to a concrete monument;

Thence North 81° 16' 06" West, a distance of 353.01 feet to an uncapped ½ inch iron rod;

Thence along the line of James T. Ralph, of record in Instrument No. 20060628-0077445, in the Register's Office of Davidson County, Tennessee, North 80° 53' 57" West, a distance of 566.32 feet to a ½ inch uncapped iron rod, said rod being along the line of Plumbers and Pipefitters Local 572 Building Corporation, of record in Deed Book 5824, Page 701, in the Register's Office of Davidson County, Tennessee;

Thence along said line, North 09° 43' 13" East, a distance of 578.56 feet to a capped rod set by Dale

and Associates;

Thence along a new severance line for the remaining calls, South 83° 23' 40" East, a distance of 294.79 feet to a capped rod set by Dale and Associates;

Thence North 10° 29' 48" East, a distance of 89.72 feet to the point of beginning.

This description was prepared by Christopher Lyle Goetz, Tennessee RLS No. 2660, on April 26, 2017 and is based on survey work conducted by Dale and Associates in January of 2017.

Being the same property conveyed to 288 Broadmoor, LLC, a Tennessee limited liability company, by Quitclaim Deed of record as Instrument No. 20170519-0050170, in the Register's Office of Davidson County, Tennessee.

288 Broadmoor, LLC, a Tennessee limited liability company merged with Ben Allen Land Partners, LLC, a Tennessee limited liability company, Ben Allen Land Partners, LLC being the surviving entity, such Articles of Merger being filed with the Tennessee Secretary of State on September 27, 2023 and filed of record as Instrument No. 20230927-0075816 in the Register's Office of Davidson County, Tennessee.

Parcel 2 (Parcel Nos. 061-00-0-015.00; 061-00-0-085.00; 061-00-0-018.00; 061-00-0-0073.00)

Being a tract of land in the 12th Civil District of Davidson County, City of Nashville, Tennessee. Being parcel nos. 15, 18 73, and 85, as shown on Davidson County, Property Tax Map No. 61. Being bounded on the South by right-of-way of Ben Allen Road (public right-of-way varies) and the Scott Carter property of record in Instrument No. 20120911-0082170, in the Register's Office of Davidson County, Tennessee, on the East by right-of-way of Ellington Parkway (public right-of-way varies), on the West by the James T. Ralph property of record in Instrument No. 20110307-0017849, in the Register's Office of Davidson County, Tennessee, and on the North and West by the Paro South, LLC property of record in Instrument No. 20141219-0116416, said tract being more particularly described as follows:

POINT OF BEGINNING being an iron rod (old) with RLS 1898 in the Northerly right-of-way of Ben Allen Road, being the Southeast corner of the said Ralph property and the Southwest corner of the property herein described, having a northing of 689,548.73 and an easting of 1,747,162.02 (NAD83); thence leaving the said right-of-way, North 38° 40' 30" East, 182.49 feet to an iron rod (old) with RLS 1898; thence North 10° 07' 48" West, 370.84 feet to a ½ inch iron rod (old); thence South 89° 24' 34" East, 112.91 feet to a ½ inch iron rod (old); thence North 06° 02' 58" East, 424.40 feet to a ½ inch iron rod (old) in the South line of the said Paro South property; thence leaving the said Ralph property, South 80° 53' 28" East, 353.02 feet to a concrete monument (old); thence North 10° 17' 59" East, 408.41 feet to a concrete monument (old) in the Westerly right-of-way of Ellington Parkway; thence leaving the said Paro South with Ellington Parkway the following nine calls: South 43° 18' 23" East, 141.85 feet to a concrete monument (old); thence South 33° 29' 04" East, 237.34 feet to a concrete monument (old); thence South 21° 25' 57" East, passing a ½ inch iron rod (old) at 211.88 feet for a total distance of 356.68 feet to an iron rod (new); thence South 15° 24' 39" East, 239.88 feet to an iron rod (new); thence South 12° 53' 29" East passing a ½ inch iron rod (old) for a total distance of 373.43 feet to a concrete monument (old); thence South 05° 53' 09" West, 376.46 feet to a concrete monument (old); thence South 09° 06' 03" West, 240.36 feet to a concrete monument (old); thence South 10° 13' 04" West, 491.72 feet to a concrete monument (old); thence around a curve to the right having a radius of 1457.39 feet, a central angle of 04° 48' 13", an arc length of 122.19 feet, a chord bearing and distance of North 74° 45' 41" West, 122.15 feet to a ½ inch iron rod (old) in the Northerly right-of-way of Ben

Allen Road; thence leaving Ellington Parkway, North 56° 08' 52" West, 210.70 feet to a ½ inch iron rod (old), being the Southeast corner of the said Carter property; thence leaving Ben Allen Road around the said Carter property the following three calls: North 10° 03' 22" East, 226.82 feet to a fence post; thence North 66° 43' 41" West, 69.50 feet to a ½ inch iron rod (old); thence South 09° 57' 25" West, 213.30 feet to an iron pipe (old) in the Northerly right-of-way of Ben Allen Road; thence leaving the said Carter property with Ben Allen Road the following six calls: North 57° 45' 33" West, 186.57 feet to a 5/8 inch iron rod (old); thence around a curve to the right having a radius of 254.48 feet, a central angle of 49° 46' 55", an arc length of 219.63 feet, a chord bearing and length of North 29° 47' 05" West, 212.87 feet to a ½ inch iron rod (old); thence North 08° 12' 22" West, 94.67 feet to a concrete monument (old); thence North 16° 19' 54" West, 50.64 feet to a ½ inch iron rod (old); thence around a curve to the left having a radius of 424.44 feet, an arc length of 342.24 feet, a central angle of 46° 11' 56", and a chord bearing and length of North 27° 13' 55" West, 333.04 feet to an iron rod (old) with RLS 1898; thence North 51° 29' 46" West, 220.00 feet to the POINT OF BEGINNING.

Being a portion of the same property conveyed to Ben Allen Land Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 20160504-0044233 and by Quitclaim Deed of record as Instrument No. 20160504-0044234, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, D. Grant Luiken, 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 23, 2023.

9/27/23
Date

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of September 2023, personally appeared before me, Mark A. Krebs, a notary public for this county and state, D. Grant Luiken, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/1/24

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

4836-7397-6318, v. 1