Karen Johnson Davidson County
Batch# 1055107 DEEDQC
09/28/2023 04:06:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230928-0076363

This Instrument Prepared by:
Alston & Bird LLP
1201 W. Peachtree Street
Atlanta, Georgia 30309
Attention: Julia Bahms

After Recording, Return to:

Alston & Bird LLP
1201 W. Peachtree Street
Atlanta, Georgia 30309
Attention: Julia Bahms

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)
The actual consideration or value, whichever is greater, for this transfer is $0.00

Richard G. Tilghman
Affiant – Grantee

Subscribed and sworn to before me, this 22nd day of September, 2023

Malena Almada
Notary Public
My Commission Expires: 02/09/2027

MALENA ALMADA NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMM. EXPIRES 02/09/2027

Address New Owner as Follows:

210 Cumberland Bend Owner, LLC
c/o Wood Partners
15 Music Square West
Nashville, TN 37203

Send Tax Bills To:

Same

Map-Parcel Number and Property Address:
071 13 0 010.00

210 Cumberland Bend
Nashville, TN 37228

QUITCLAIM DEED

[Nashville, Tennessee]

THIS QUITCLAIM DEED, made as of the 22nd day of September, 2023, by and between **DORE FROG, LLC**, a Tennessee limited liability company (hereinafter called "**Grantor**"), and **210 CUMBERLAND BEND OWNER, LLC**, a Delaware limited liability company (hereinafter called "**Grantee**"; the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

W I T N E S E T H, That:

GRANTOR, by these presents does grant, bargain, sell, alien, convey, confirm and QUITCLAIM, unto said Grantee all of Grantor's rights, titles, powers, privileges and interests, if

any and whatever that may be, in and to that certain tract or parcel of land being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements, and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto, if any (hereinafter referred to as the "**Property**").

This is improved property located at 210 Cumberland Bend, Nashville, Davidson County, Tennessee 37228.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

GRANTOR:

DORE FROG, LLC,
a Tennessee limited liability company

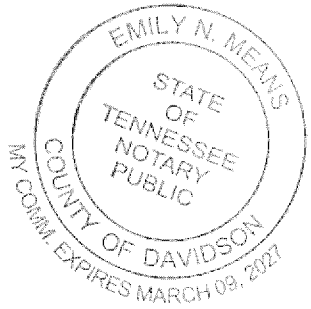
By: _____
Name: Paul Huddleston
Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county aforesaid, personally appeared Paul Huddleston, as President of Dore Frog, LLC, a Tennessee limited liability company, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in *(county, state)* Davidson County, Tennessee, this 20th day of September, 2023.



_____
Notary Public

My Commission Expires: March 9, 2027

EXHIBIT A TO QUITCLAIM DEED

LEGAL DESCRIPTION OF THE PROPERTY

TRACT 1:

LAND DESCRIBED IN ACCORDANCE WITH AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY TTL, INC., BEARING THE SEAL OF JOSHUA A. MEEKS (TN RLS # 2790), DATED APRIL 4, 2022, PROJECT # 22-12-00696, AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN THE 2ND COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AS SHOWN AS METRO PARCEL 07113001000. SAID PARCEL BEING THE AMBROSE PRINTING COMPANY PROPERTY AS RECORDED IN INSTRUMENT NUMBER 20200806-0087575 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODCT). SAID PARCEL CAN BE GENERALLY DESCRIBED AS LYING WEST AND ADJACENT TO THE CUMBERLAND RIVER, NORTH OF INTERSTATE 65, EAST OF GREAT CIRCLE ROAD, AND CAN BE MORE SPECIFICALLY DESCRIBED AS FOLLOWS.

BEGINNING AT A ½" IRON PIN (CAPPED "BWSC"). SAID PIN BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND AND THE SOUTHWEST CORNER OF THE TWO TWENTY CUMBERLAND LLC PROPERTY AS RECORDED IN INSTRUMENT # 20200929-0112132 RODCT. SAID PIN FURTHER HAVING TENNESSEE STATE PLANE COORDINATES (NAD 83/GRID NORTH) WITH A NORTHING OF 678395.62 AND AN EASTING OF 1736207.50. SAID PIN FURTHER LYING IN THE EASTERN BOUNDARY LINE OF THE MENTAL HEALTH COOPERATIVE, INC. PROPERTY AS RECORDED IN INSTRUMENT # 20200609-0059076 RODCT.

THENCE, LEAVING SAID MENTAL HEALTH COOPERATIVE PROPERTY WITH SAID TWO TWENTY CUMBERLAND'S SOUTH BOUNDARY LINE N62°46'22"E A DISTANCE OF 545.18' TOA POINT AT THE LOW WATER MARK OF THE CUMBERLAND RIVER. SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND AND THE SOUTHEAST CORNER OF SAID TWO TWENTY CUMBERLAND'S PROPERTY.

THENCE, LEAVING SAID TWO TWENTY CUMBERLAND WITH SAID LOW WATER MARK THE FOLLOWING TWO CALLS: S33°14'07"E A DISTANCE OF 243.37' TO A POINT AT THE LOW WATER MARK;

THENCE, S25°14'07"E A DISTANCE OF 148.89' TO A POINT AT SAID LOW WATER MARK OF THE CUMBERLAND RIVER. SAID POINT FURTHER MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND AND THE NORTHEAST CORNER OF THE SEV METROCENTER IV, LLC PROPERTY AS RECORDED IN SALE INSTRUMENT # DB-20071221 0146729 RODCT.

THENCE, LEAVING SAID CUMBERLAND RIVER WITH SAID SEV PROPERTY N62°46'22"W PASSING A ½" IRON PIN (CAPPED "CHERRY") AT 207.70' AT WHICH

POINT IT CONTINUES WITH SAID CRP/WP ALTA METRO CENTER OWNER, LLC PROPERTY CONTINUES AN ADDITIONAL 357.78' FOR A TOTAL DISTANCE OF 565.48' TO A FOUND MAG NAIL IN ASPHALT. SAID MAG NAIL MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND AND THE NORTHWEST CORNER OF SAID CRP/WP PROPERTY.

THENCE, CONTINUING WITH SAID CRP/WP PROPERTY N27°13'38"W A DISTANCE OF 390.83' TO THE POINT OF BEGINNING.

CONTAINING 219,563 SQUARE FEET OR 5.04 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DORE FROG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM AMBROSE PRINTING COMPANY, A TENNESSEE CORPORATION (PREVIOUSLY MISIDENTIFIED AS AMBROSE PRINTING COMPANY, INC., A TENNESSEE CORPORATION), OF RECORD IN INSTRUMENT NO. 202008060087575 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

ACCESS EASEMENTS BENEFITTING THE PROPERTY IN TRACT 1 AS SHOWN ON THOSE CERTAIN PLATS OF RECORD IN BOOK 11190, PAGE 80 AND INSTRUMENT NO. 200006190060811, AS AFFECTED BY INSTRUMENT TO AMEND FINAL SUBDIVISION PLAT IN INSTRUMENT NO. 202211290125146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 3:

EASEMENTS BENEFITTING THE PROPERTY IN TRACT 1 CONTAINED IN MASTER DEED OF RECORD IN BOOK 5028, PAGE 333, AS AMENDED IN BOOK 5035, PAGE 972, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND CONTAINED IN DECLARATION OF AGREEMENTS, CHARGES, ASSESSMENTS AND LIENS FOR METROCENTER BUSINESS PARK OF RECORD IN BOOK 7487, PAGE 952, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 4:

TOGETHER WITH THE NON EXCLUSIVE EASEMENT FOR DRAINAGE AS SET FORTH IN THAT CERTAIN STORMWATER DRAINAGE EASEMENT AGREEMENT, BY AND BETWEEN ABBERLY RIVERWALK TIC I-III LLC; ABBERLY RIVERWALK TIC IV-V LLC; ABBERLY RIVERWALK TIC VI LLC; ABBERLY RIVERWALK TIC VII LLC; ABBERLY RIVERWALK TIC VIII LLC; ABBERLY RIVERWALK TIC IX LLC; ABBERLY RIVERWALK TIC X LLC; ABBERLY RIVERWALK TIC XI LLC; and ABBERLY RIVERWALK TIC XII LLC, AND DORE FROG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202302140010695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, HEATHER TOWNSEND, 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 September 22,2023 (date of document).

Affiant Signature

September ,22 2023

Date

State of GEORGIA

County of FULTON

Sworn to and subscribed before me this 22 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: NOVEMBER 22, 2025

NOTARY'S SEAL

KAREN H CUMMINGS
Notary Public, Georgia
Clayton County
My Commission Expires
November 22, 2025