REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1057944 DEEDQC
10/05/2023 10:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231005-0078420

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 4 DAY OF October, 2023.

SEAL STATE OF TENNESSEE NOTARY PUBLIC RANDY HARDISON WILLIAMSON COUNTY My Commission Expires 03-15-2027

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
White Bridge Investments LLC
8112 Moores Lane
Brentwood, TN 37027

NEW OWNER:
White Bridge Investments LLC
8112 Moores Lane
Brentwood, TN 37027

QUITCLAIM DEED
(To Consolidate Lots and Re-Establish Property Description)

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 4 day of October, 2023 between WHITE BRIDGE INVESTMENTS LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and WHITE BRIDGE INVESTMENTS LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

SEE ATTACHED PROPERTY DESCRIPTIONS IN EXHIBIT "A" AND EXHIBIT "B" INCORPORATED HEREIN BY REFERENCE.

TAX PARCEL # 103-02-0-066.00, 103-02-0-067.00, 103-02-0-068.00 and 103-02-0-069.00

The real property conveyed hereby is ☐ improved ☑ unimproved with a property address of: 0 White Bridge Pike, Nashville, TN 37209.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and the purpose of this instrument is to consolidate lots into one tract and to re-establish the property description according to the attached survey.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

WHITE BRIDGE INVESTMENTS LLC,
a Tennessee Limited Liability Company

BY: Haroun Soltan
Haroun Soltan, Member

BY: Erian G oda
Erian Goda, Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Haroun Soltan and Erian Goda to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the sole members of WHITE BRIDGE INVESTMENTS LLC, a Tennessee Limited Liability Company being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 4 day of October, 2023.

SEAL

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

NOTARY PUBLIC
COMMISSION EXPIRES:_____

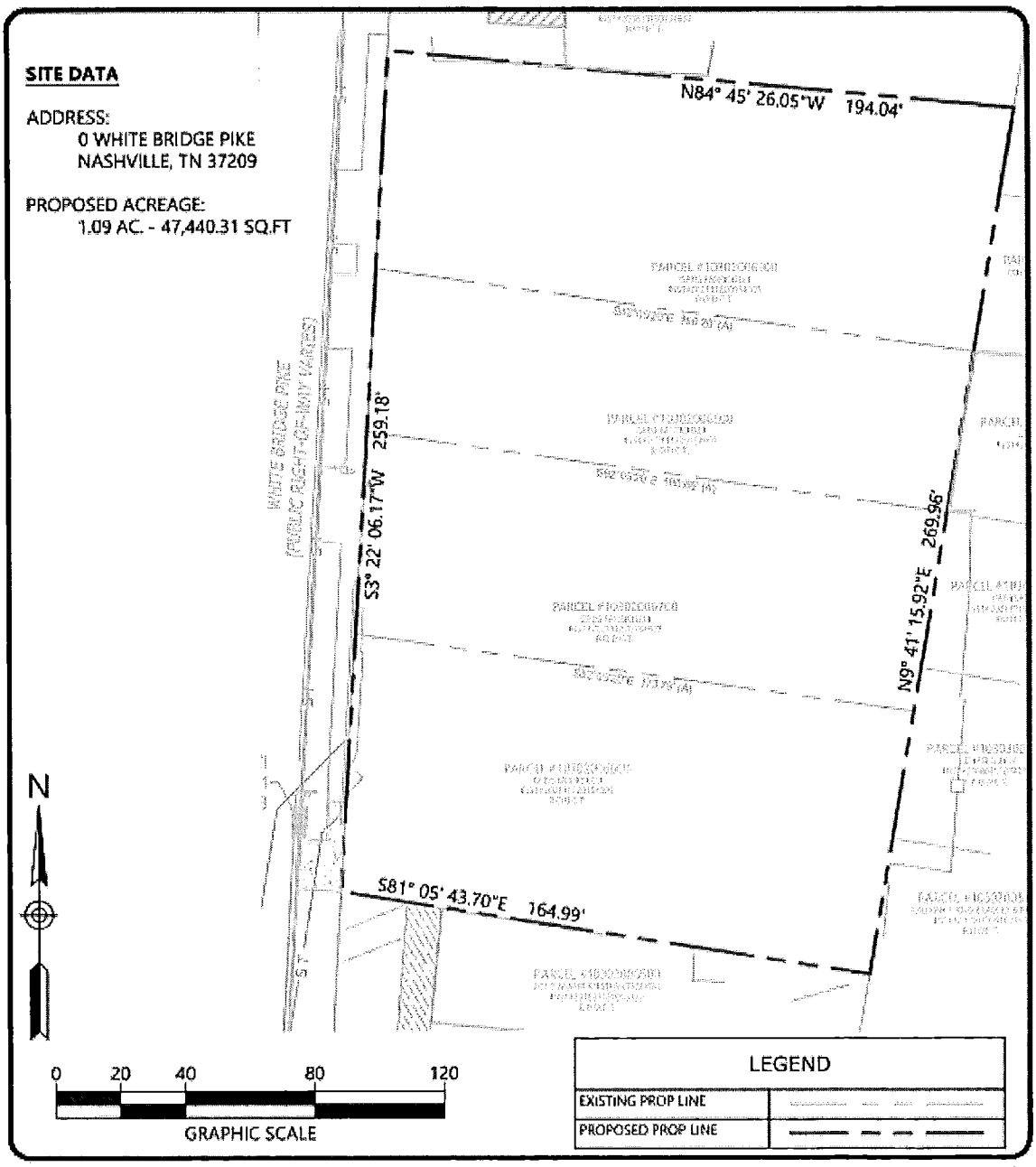
EXHIBIT "A"
(Record Property Description)

Being a tract of land lying in the 24th Council District of Davidson County, Nashville, Tennessee, and being a portion of Lot 20 of C.C. Vernon's Farm as recorded in Book 161, Page 164, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the West by the Eastern right of way (ROW) of White Bridge Pike (State Route 155), bounded on the North by White Bridge Properties, LLC, as recorded in Instrument No. 20181015- 0101852, RODC, bounded on the East by Mark Byrnes and Kathryn Gingerich as recorded in Instrument No. 20150507-0041726, RODC, by 223 Orlando Townhomes as recorded in Instrument No. 20150722-0072021, RODC, by Urvashi Lai as recorded in Instrument No. 20200922-0108695, RODC, by Laurie M. Conners as recorded in Instrument No. 20180403- 0030944, RODC, by Brian Smith as recorded in Instrument No. 20060412-0042163, RODC, and by Patricia McBee as recorded in Instrument No. 20190520-0047359, RODC, and bounded on the South by Tommy and Kristi McDougal as recorded in Instrument No. 20150112-0003322, RODC.

Said tract being more particularly described as follows: Point of Beginning being a found pk. nail with "Cherry" washer lying on said Eastern ROW of White Bridge Pike, being the Northwest corner of said McDougal, and being the Southwest corner of the tract being described herein; thence along said Eastern ROW of White Bridge Pike North 03 ° 21' 58" East 259.19 feet to a found ½" iron rod; thence leaving said ROW and along the common line of said White Bridge Properties, LLC, South 84° 39' 09" East 194.07 feet to a found iron rod with "Cherry" cap; thence along the common line of said Byrnes and Gingerich, 223 Orlando Townhomes, Lai, Conners, Smith and McBee South 09° 43' 40" West 270.01 feet to a found iron rod with "Anderson Delk" cap; thence along the common line of said McDougal North 81° 06' 29" West 164.81 feet to the Point of Beginning. Tract contains 47,383 square feet or 1.09 acres. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to White Bridge Investments LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kirolos Hanna dated April 28, 2023 and filed May 1, 2023 of record in Instrument No. 20230501-0031678, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
(Survey Property Description)



Catalyst Design Group

PROJECT:
White Bridge Pike
Townhomes

TITLE:
Exhibit B

PROJ # 20220001

DATE: 10/04/2023

C0.0

Certificate of Authenticity

I, Tonya Loftin, 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 **October 4, 2023**.

Date

Tonya Loftin
Affiant Signature

October 5, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of October, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)