Karen Johnson Davidson County
Batch# 1060685 DEEDQC
10/16/2023 08:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231016-0080651

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36775-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
ARC Realty LLC ATTN: Anthony R. Corso 245 Main Street, #220 White Plains, NY 10601	New Owner	09102024500 09102017700 09102017800

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, 5801 Centennial Blvd, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), by these presents does transfer, convey and quitclaim unto ARC Realty LLC, a Tennessee 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 (the "Real Estate").

Being all the same property conveyed to 5801 Centennial Blvd., LLC, a Tennessee limited liability company, and Cirillo Southern Enterprises, LLC, a Tennessee limited liability company, as tenants-in-common, by Special Warranty Deed dated April 23, 2004, from Reichhold, Inc., a Delaware corporation and successor by name change to Reichhold Chemicals, Inc., and by merger to Swift Adhesives, Inc., of record in Instrument No. 20040507-0052507 and Quitclaim Deed dated April 23, 2004, of record in Instrument No. 20040507-0052508, Register's Office for Davidson County, Tennessee. Cirillo Southern Enterprises, LLC, further conveyed their interest to 5801 Centennial Blvd., LLC, by Warranty Deed dated May 31, 2013, of record in Instrument No. 20130604-0056512, Register's Office for Davidson County, Tennessee.

The Real Estate is more commonly known as 5801 Centennial Boulevard, 6014 New York Avenue and 6016 New York Avenue, Nashville, TN 37209.

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 to establish title in the Grantee entity.

[Signatures appear on the following pages.]

IN WITNESS WHEREOF, this instrument has been executed this 27 day of June, 2023.

5801 Centennial Blvd, LLC,
a Tennessee limited liability company

By: _____
Name: Anthony R. Corso
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Anthony R. Corso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of 5801 CENTENNIAL BLVD, a Tennessee limited liability company, and who further acknowledged that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Chief Manager for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of June, 2023.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: July 3 2023

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 27 day of June, 2023.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3 2023

EXHIBIT A
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows per that Survey of Cherry Land Surveying, Inc., Nashville, Tennessee, R. Scot Cherry, Surveyor, Tennessee No. 1512, dated September 4, 2003; last revised April 23, 2004.

BEGINNING at an existing iron rod in the southerly right-of-way line of Centennial Boulevard, 71.5 feet in width, at a corner common with the property of Mimms, LLC & Campbell & Campbell, LLC, as of record in Instrument Number: 20021231-0162668, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located South 54 degrees 23 minutes 23 seconds East, 149.85 feet from an existing iron rod at the intersection of the southerly right-of-way line of Centennial Boulevard and the easterly right-of-way line of Sixty-First Avenue North, 50 feet in width, said POINT OF BEGINNING also being located at northing: 668,645.13; easting 1,715,064.06; on the State Plane Coordinate System NAD-83 (1995);

Thence, with the southerly right-of-way of Centennial Boulevard, South 54 degrees 23 minutes 23 seconds East, 198.55 feet to an existing iron rod;

Thence, with a curve to the left, along an arc length of 163.46 feet, the central angle of which is 18 degrees 15 minutes 25 seconds, the radius of which is 512.97 feet, the chord of which is South 63 degrees 35 minutes 40 seconds East, 162.77 feet to an existing iron rod at a corner common with the CSX Transportation Railroad Property;

Thence, leaving the southerly right-of-way of Centennial Boulevard with the westerly property line of the CSX Transportation Railroad Property with a curve to the left, along an arc length of 220.81 feet, the central angle of which is 16 degrees 11 minutes 04 seconds, the radius of which is 781.72 feet, the chord of which is South 38 degrees 06 minutes 50 seconds West, 220.08 feet to an existing iron rod in the westerly terminus of Ohio Avenue, 83 feet in width;

Thence, with the westerly terminus of Ohio Avenue South 35 degrees 47 minutes 55 seconds West, 143.68 feet to an existing iron rod at the intersection with the westerly right-of-way line of Sixtieth Avenue North, 50 feet in width, and the northerly right-of-way line of New York Avenue, 50 feet in width;

Thence, leaving the westerly right-of-way line of Sixtieth Avenue North with the northerly right-of-way line of New York Avenue, North 54 degrees 12 minutes 55 seconds West, 401.26 feet to an existing iron rod, at a corner common with the property of 61st Avenue Methodist Church, as of record in Deed Book 265, page 333, at the Register's Office for Davidson County, Tennessee;

Thence, leaving the northerly right-of-way line of New York Avenue with the easterly property line of 61st Avenue Methodist Church, North 36 degrees 11 minutes 41 seconds East, 167.87 feet to an existing iron rod at a corner common with the property of Mimms, LLC & Campbell & Campbell, LLC;

Thence, with the southerly property line of Mimms, LLC & Campbell & Campbell, LLC, South 54 degrees 12 minutes 09 seconds East, 50.10 feet to an existing iron rod;

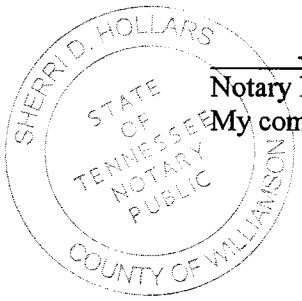
Thence, with the easterly property line of Mimms, LLC & Campbell & Campbell, LLC, North 35 degrees 42 minutes 54 seconds East, 168.60 feet to the POINT OF BEGINNING, containing 127,459 square feet or 2.926 acres more or less.

I, Mike Boyd, 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 October 13, 2023.

Mike Boyd, Esq.
Date: October 13, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this October 13, 2023.



Notary Public
My commission expires: 7/17/2027