Karen Johnson Davidson County
Batch# 1068111 DEEDQC
11/03/2023 08:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231103-0086094

This instrument prepared by:
Marc D. Pfleging, Counsel
Scannell Properties
8801 River Crossing Blvd., Suite 300
Indianapolis, IN 46240

Name and Address of New Owner:	Send Tax Bills To: New Owner	Map and Parcel No.: Part of 059 00 0 224.00

RIVERBEND NASHVILLE
PROPERTIES I, LLC
c/o INDUS Realty Trust, Inc.
204 West Newberry Road
Bloomfield, CT 06002

QUITCLAIM DEED

For and in Consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged:

Scannell Properties #477, LLC, an Indiana limited liability company

("GRANTOR"), has bargained and sold all right, title and interest to, and by these presents does quitclaim unto:

Riverbend Nashville Properties I, LLC, a Tennessee limited liability company

("GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), described as follows, to wit:

See attached Exhibit A.

Grantee hereby acknowledges and agrees that the Property is encumbered by, or was intended to be encumbered by, that certain Agreement for Dedication of Public Right-of-Way dated December 22, 2020, and recorded in the Office of the Recorder for Davidson County, Tennessee, as Instrument Number 20210113-0005863 (the "2020 ROW Grant") in favor of The Metropolitan Government of Nashville and Davidson County, and their successors and assigns (the "ROW Beneficiary"). Upon request by Grantor and/or the ROW Beneficiary, Grantee hereby covenants and agrees to execute any further documents which may from time to time be necessary or appropriate to grant, confirm and/or re-affirm the right-of-way grant originally contemplated in the 2020 ROW Grant.

"GRANTOR"

SCANNELL PROPERTIES #477, LLC
an Indiana limited liability company

By: _____
Marc D. Pfleging, Manager

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public of the State and County aforesaid, personally appeared Marc D. Pfleging, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of SCANNELL PROPERTIES #477, LLC, an Indiana limited liability company, the within named bargainor, a limited liability company, and that he, as such Manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Manager.

Witness my hand and Notarial Seal this 17th day of October, 2023.

JANE ELLEN BUTLER
Hamilton County
NOTARY PUBLIC
Commission Number
0721205
NOTARY SEAL
My Commission Expires July 9, 2027
STATE OF INDIANA

_____
Signature
Jane Ellen Butler
Printed

My Commission Expires: 7-9-2027
My County of Residence: Hamilton

AFFIDAVIT AS TO CONSIDERATION

STATE OF INDIANA
COUNTY OF MARION

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

Subscribed and sworn to before me this 17th day of October, 2023.

Notary Public

JANE ELLEN BUTTER Notary Public Hamilton County Commission Number 0721205 NOTARY SEAL My Commission Expires July 9, 2027 STATE OF INDIANA

My Commission Expires: 7-9-2027

EXHIBIT A

Legal Description of the Property

Land situated in the 2nd Council District of Davidson County, Tennessee, being a portion of parcel 224 on tax map 59, and being more particularly described as follows:

Commencing at the intersection of Lane Drive and Whites Creek Pike, thence in a northwesterly direction, an approximate distance of 1511+/-feet to an in iron rod set along the existing southwesterly margin of Whites Creek Pike, at the northwest corner of All Waste Onsite, LLC, of record in Instrument Number 20190807-0078362, in the Register's Office for Davidson County (R.O.D.C., TN), being at the northeast corner of the subject property, at approximate Tennessee state plane coordinate location of, N:690,090.40 E:1,729,835.40, and being the point of beginning of herein described right of way dedication;

thence leaving said margin with said line, South 57°12'55" West, a distance of 7.56 feet to a point on the new margin of Whites Creek Pike;

with the new margin for the next four (4) calls;
thence, North 41°42'31" West, a distance of 250.49 feet to a point;
thence, North 42°05'57" West, a distance of 237.03 feet to a point;
thence, North 85°36'33" West, a distance of 2.11 feet to a point;
thence, North 41°36'32" West, a distance of 15.79 feet to a point on the southerly line of BT-OH, LLC, of record in Instrument Number 20171005-0102522, R.O.D.C., TN.;

thence leaving the new margin with said line, North 67°07'12" East, a distance of 9.55 feet to an iron rod found set by BWSC on the existing southwesterly margin of Whites Creek Pike;

thence with the existing margin, South 41°52'40" East, a distance of 502.92 feet to the point of beginning of herein described land, having an area of 3627.18 square feet or 0.08 acres more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on December 10, 2020 and is based on survey work conducted by Dale and Associates in January, 2019, and last revised December 10, 2020, under project number 19146.

Being a portion of the land conveyed to Scannell Properties #477, LLC, an Indiana limited liability company, by Special Warranty Deed, dated December 17, 2020, from M&R Land CO. LLC, a Tennessee limited liability company, an undivided 33.3% interest; and Room in the Inn, a Tennessee nonprofit corroboration, an undivided 66.7% interest, of record in Instrument Number 20201222-0152004, R.O.D.C., TN. See also Quitclaim Deed of record in Instrument Number 20210528-0072609, R.O.D.C., TN. See also Corrective Deed of record in Instrument Number 20231025-0083636, R.O.D.C., TN.

Tennessee Certification of Electronic Document

I, Emily Torson, 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 10/24/2023 (date of document).

Emily Torson
Affiant Signature

10/24/2023
Date

State of Illinois
County of Cook

Sworn to and subscribed before me this 24 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: Feb. 21, 2025

NOTARY'S SEAL

JUANITA CHANDLER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 21, 2025

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