Karen Johnson Davidson County
Batch# 1072241 DEEDQC
11/15/2023 02:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231115-0089154

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sterling Nashville West Property Owner, LLC 1033 Demonbreum Street, Ste. 630 Nashville, TN 37203	Map/Parcel No. 102-00-0-065.00	Same as New Owner
This instrument prepared by: Emily H. Bowman, Esq., Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STERLING NASHVILLE WEST PROPERTY, LLC, a Delaware limited liability company (the "Grantor"), by these presents hereby sells, assigns and quitclaims to STERLING NASHVILLE WEST PROPERTY OWNER, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain improved real property known as 7114 Charlotte Pike, Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed subject to the real estate taxes for the year 2023 and subsequent years, and all limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 15th day of ~~October~~ November, 2023.

Notary Public
My Commission Expires:

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires JULY 21, 2026

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of this 15th day of ~~October~~ November, 2023.

GRANTOR:

Sterling Nashville West Property, LLC,
a Delaware limited liability company

By: Front Street Partners, LLC, a Tennessee limited liability company,
Its Managing Member

By: _____
Name: MARTIN ING.
Title: Authorized Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephanie Covington, the undersigned, a Notary Public in and for said County and State aforesaid, Martin Ing who is the Authorized Member of Front Street Partners, LLC, a Tennessee limited liability company, which is the Managing Member of STERLING NASHVILLE WEST PROPERTY, LLC, a Delaware limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes contain therein, in his capacity as the Authorized Member of Front Street Partners, LLC, for and on behalf of STERLING NASHVILLE WEST PROPERTY, LLC.

WITNESS my hand and seal at office in Nashville Tennessee, on this the 24th day of October, 2023.

Stephanie G Covington
Notary Public

My Commission Expires:
1/8/24

STEPHANIE G. COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024

EXHIBIT A

DESCRIPTION OF PROPERTY

Being land in Nashville, First Civil District, Twenty-third Councilmanic District, Davidson County, Tennessee, located west of Charlotte Pike and south of River Road and being more particularly described as follows:

BEGINNING at an iron pin found in the westerly right-of-way of Charlotte Pike (U.S. Highway 70) (an 80-foot right-of-way) said pin being the northeasterly corner of the herein described land and the southeasterly corner of property conveyed to Willie E. Moss, Jr., and Joyce M. Moss by deed of record in Deed Book 7187, page 532, Register's Office Davidson County, Tennessee;

Thence, along the west right-of-way of said Charlotte Pike the following calls: S 31° 26' 08" W, 757.51 feet to an iron pin set at the beginning of a curve to the right; With said curve 100.10 feet to an iron pin found, said curve having a central angle of 02° 01' 49", a radius of 2825.00 feet, a tangent of 50.06 feet and a chord of S 32° 25' 22" W. 100.10 feet;

Thence, leaving said right-of-way and along the northeasterly lines of property conveyed to Karen R. Phillips by deed of record in Deed Book 10378, Page 864, R.O.D.C., the following calls: N 52° 16' 29" W, 225.82 feet; N 28° 18' 45' E, 131.80 feet; N 52° 15' 45" W, 443.07 feet; S 82° 04' 52" W, 84.58 feet; N 58° 26' 29" W, 199.91 feet to a point in an old woven wire fence, said point also being in the easterly line of property conveyed to Philip Lee Chilton and Melissa Ann Chilton by deed of record in Deed Book 9985, page 360, R.O.D.C.;

Thence, along said fence and said easterly line of Chilton the following calls: N 08° 28' 22" E, 94.00 feet; N 05° 32' 41" E, 166.97 feet; N 10° 36' 09" E, 146.12 feet to an iron pin found in old fence line; N 11° 17' 03" E, 184.69 feet to an iron pin found in the southwesterly corner of property conveyed to Hallmark At Bellevue Apartments, L.P., of record in Instrument No. 20051216-0151330, R.O.D.C.;

Thence, along the southerly line of Hallmark property, S 56° 59' 38" E, 621.16 feet to an iron pin found in the southwesterly corner of property conveyed to Hallmark At Bellevue Apartments, L.P., of record in Instrument No. 20051216-0151330, R.O.D.C.;

Thence, along the southerly line of Hallmark property, S 76° 41' 34" E. 199.05 feet to an iron pin found in the southwesterly corner of property conveyed to Willie B. Moss, Jr., and Joyce M. Moss by deed of record in Deed Book 7187, page 532, R.O.D.C., said pin also being in northwesterly corner of Stephens Family Cemetery of record in Deed Book 2271, page 582, R.O.D.C.;

Thence along the southerly line of said Moss property, S 76° 26' 13" E, 372.08 feet to the Point of Beginning; Containing 629,018 square feet or 14.44 acres, more or less.

Being the same property conveyed to STERLING NASHVILLE WEST PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by Quitclaim Deed from FRONT STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200911-0103636, dated September 10, 2020, said Register's Office.

Certificate of Authenticity

I, Lisa Fann, do hereby make oath that I am a licensed attorney and/or 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 11-15, 2023.
Date

Lisa Fann
Affiant Signature

11-15-2023
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15 day of NOVEMBER, 2023.

Danielle Dunn
Notary's Signature

My Commission Expires: May 5, 2025
Date

Notary Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY