Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Park West Apartments, LLC Attn: Jack May 4535 Harding Pike, Suite 309 Nashville, Tennessee 37205	10301002500 10301015000	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (mth) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, 6319 CP HOLDINGS LLC, a Georgia limited liability company ("***Grantor***"), by these presents hereby sells, assigns and quitclaims to PARK WEST APARTMENTS, LLC, a Tennessee limited liability company ("***Grantee***"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "***Property***"), together with all rights, interests, easements and hereditaments appurtenant thereto, including, without limitation, any buildings, structures, fixtures and other improvements located on the Property, all of Grantor's interest, if any, to the land lying beneath any roads and rights-of-way adjoining the Property, and all of Grantor's interest, if any, to any water or mineral rights associated with the Property. This Quitclaim Deed is dated effective as of December 5, 2023 (the "***Effective Date***").

The Property is improved land located at 6319 Charlotte Pike, Nashville, Tennessee.

[*Signature Page to Follow*]

Karen Johnson
Batch # 1078902
12/06/2023 09:00:48 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20231206-0094170

02693178-1

STATE OF Georgia
COUNTY OF Fulton

The actual consideration for this transfer is $0.00.

Affiant – J. David DeShong

Subscribed and sworn to before me this 4th day of December 2023.

Notary Public
My Commission Expires: 07-23-2024

MAURICE POOLE NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES 07-23-2024

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective as of the Effective Date.

GRANTOR:

6319 CP HOLDINGS LLC,
a Georgia limited liability company

By: 6319 CP Advisors LLC,
a Georgia limited liability company,
its Managing Member

By: _____
J. David DeShong, Manager

STATE OF Georgia)
)
COUNTY OF Fulton)

Before me, Maurice Poole, the undersigned, a Notary Public for the county and state aforesaid, personally appeared J. David DeShong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the Manager of 6319 CP Advisors LLC, a Georgia limited liability company, the managing member of 6319 CP HOLDINGS LLC, the within named Grantor, and that they as such manager of the managing member of Grantor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

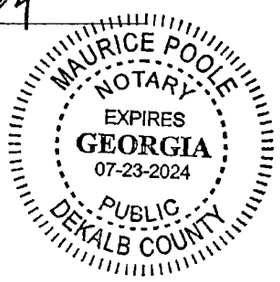
WITNESS my hand and seal at office in Fulton County, Georgia on this 4th day of December 2023.

_____
Notary Public

My Commission Expires:

07-23-2024

(seal)



Page 3 of 4

EXHIBIT A

PROPERTY DESCRIPTION

LAND SITUATED IN THE 20TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE IDENTIFIED AS TRACT NO. 3 ON THE PLAN OF THE GRINNELL TRACTS OF RECORD IN PLAT BOOK 4175, PAGE 55, R.O.D.C. AND THE RESERVED PARCEL ON THE PLAN RESUBDIVISION OF A PORTION OF LOTS 4 & 5 ON THE PLAN OF BRENT SPENCE LANDS OF RECORD IN PLAT BOOK 5210, PAGE 43, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL (NEW) LYING IN THE SOUTHERLY MARGIN OF CHARLOTTE PIKE (70' R.O.W.), BEING 575.0 FEET MORE OR LESS FROM THE CENTERLINE OF WATTS LANE (50' R.O.W.) AND BEING THE NORTHWEST CORNER OF THE HEREON DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERLY MARGIN OF SAID CHARLOTTE PIKE NORTH 44° 44' 23" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD (OLD);

THENCE, ALONG THE WESTERLY LINE OF ATC FAMILY INVESTMENTS, LLC OF RECORD IN INSTRUMENT 201510120103509, R.O.D.C. SOUTH 44° 56' 27" EAST A DISTANCE OF 200.24 FEET TO AN IRON ROD (OLD);

THENCE, ALONG THE SOUTHERLY LINES OF SAID ATC FAMILY INVESTMENTS, LLC, JSC PROPERTY MANAGEMENT OF RECORD IN INSTRUMENT 202203250034546, R.O.D.C. AND 3 WNR OME TN PROPERTIES LLC OF RECORD IN INSTRUMENT 202206230072041, R.O.D.C. NORTH 44° 55' 06" EAST, A DISTANCE OF 207.80 FEET TO AN IRON ROD (OLD);

THENCE, ALONG THE SOUTHERLY LINE OF AUTOZONE INC. OF RECORD IN DEED BOOK 9846, PAGE 890, R.O.D.C. NORTH 61° 08' 30" EAST, A DISTANCE OF 10.00 FEET TO AN IRON ROD (OLD);

THENCE, ALONG THE WESTERLY LINES OF SAID AUTOZONE AND JAMES HALLORAN OF RECORD IN INSTRUMENT 201111280092317, R.O.D.C. SOUTH 28° 51' 29" EAST, A DISTANCE OF 302.66 FEET TO AN IRON ROD (OLD);

THENCE, ALONG WESTERLY MARGIN OF NEIGHBORLY AVENUE (50' R.O.W.) THE NEXT FOUR (4) CALLS:

THENCE, SOUTH 48° 07' 09" WEST, A DISTANCE OF 10.26 FEET TO AN IRON ROD (OLD);

THENCE, SOUTH 61° 08' 30" WEST, A DISTANCE OF 8.00 FEET TO AN IRON ROD (OLD);

THENCE, SOUTH 28° 51' 30" EAST, A DISTANCE OF 408.68 FEET TO AN IRON ROD (OLD);

THENCE, ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 110.33', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF SOUTH 34° 21' 24" WEST, WITH A CHORD LENGTH OF 89.27', TO AN IRON ROD (OLD);

THENCE, ALONG THE NORTHERLY MARGIN OF SAID WATTS LANE NORTH 82° 25' 43" WEST, A DISTANCE OF 320.26 FEET TO AN IRON ROD (OLD);

THENCE, ALONG THE EASTERLY AND NORTHERLY LINES OF O.I.C. 824 WATTS LANE TOWNHOMES MA OF RECORD IN INSTRUMENT 20221227-0132650, R.O.D.C. THE NEXT TWO (2) CALLS:

THENCE, NORTH 20° 17' 02" WEST, A DISTANCE OF 205.85 FEET TO AN IRON ROD (OLD);

THENCE, NORTH 86° 04' 49" WEST, A DISTANCE OF 208.60 FEET TO AN IRON ROD (OLD);

THENCE, ALONG THE EASTERLY AND NORTHERLY LINES OF GRASSMERE GROUP, LLC OF RECORD IN INSTRUMENT 201309170098009, R.O.D.C. THE NEXT THREE (3) CALLS:

THENCE, NORTH 20° 26' 52" WEST, A DISTANCE OF 70.40 FEET TO AN IRON ROD (OLD);

THENCE, SOUTH 64° 50' 12" WEST, A DISTANCE OF 103.21 FEET TO AN IRON ROD (OLD);

THENCE, NORTH 31° 52' 32" WEST, A DISTANCE OF 25.81 FEET TO A PK NAIL;

THENCE, ALONG THE SOUTHERLY LINE OF EDWARD AND NANCY COOKE OF RECORD IN DEED BOOK 6546, PAGE 29, R.O.D.C. NORTH 44° 22' 36" EAST, A DISTANCE OF 143.57 FEET TO AN IRON ROD (OLD);

THENCE, ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF WEST SIDE CENTER, INC. OF RECORD IN INSTRUMENT 201601150004594, R.O.D.C. THE NEXT THREE (3) CALLS:

THENCE, SOUTH 45° 02' 21" EAST, A DISTANCE OF 25.00 FEET TO AN IRON ROD (OLD);

THENCE, NORTH 44° 59' 31" EAST, A DISTANCE OF 200.00 FEET TO AN IRON ROD (OLD);

THENCE, NORTH 44° 55' 16" WEST, A DISTANCE OF 200.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION WAS PREPARED BASED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY OF THE PROPERTY BY J. ALAN CUMMINGS (TN RLS # 2351) OF CRAWFORD & CUMMINGS, PC, WHOSE ADDRESS IS 8161 HWY 100, SUITE 163, NASHVILLE, TN, BEING DESIGNATED JOB NO. 23-088.

BEING THE SAME PROPERTY CONVEYED TO 6319 CP HOLDINGS LLC, A GEORGIA LIMITED LIABILITY COMPANY, BY DEEDS FROM BIBISCO PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201707310077551 AND INSTRUMENT NO. 201707310077552, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PARK WEST APARTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM 6319 CP HOLDINGS LLC, A GEORGIA LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20231206 0094169, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.