This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 1091365 DEEDQC
01/22/2024 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240122-0002946

NOTE: THE SOLE PURPOSE OF THIS QUIT CLAIM IS TO CREATE A NEW LEGAL LOT WITHIN THE PROPERTY.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Amalie Property LLC 104 Woodmont Blvd, Suite 218 Nashville, TN 37205	Amalie Property LLC 104 Woodmont Blvd, Suite 218 Nashville, TN 37205	Part of 161-134.00

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AMALIE PROPERTY LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **AMALIE PROPERTY LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the unimproved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2023 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 12th day of ~~December,~~ January 2023.

GRANTOR:

AMALIE PROPERTY LLC, a Delaware limited liability company

By: Amalie Greenbriar Manager LLC, a Delaware limited liability company, its Manager

By: _____
Rawleigh Pyne, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rawleigh Pyne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Amalie Property LLC, a Delaware limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19 day of December, 2023.

_____
NOTARY PUBLIC

ANNA D. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2027

My Commission Expires:
05-03-2027

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 21st day of December, 2023.

_____
Affiant

_____
Notary Public

BRITTANY WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-05-2024

My Commission Expires: 11.5.24

EXHIBIT "A"

Legal Description of the Property

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 56 of Section 2, McMurray Woods Addition, as of record in Plat Book 4660, Page 43, at the Register's Office for Davidson County, Tennessee, and being more particularly described;

Beginning at an existing iron rod, in the easterly right-of-way line of Amalie Drive, at a corner common with Lot 16 of Section 1, McMurray Woods Addition, as of record in Plat Book 4675, Page 6, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Amalie Drive, with the southerly property line of Section 1, McMurray Woods Addition, South 85 deg 29 min 48 sec East, 644.15 feet to an existing iron rod, in the westerly property line of Hickory Forest Housing I, LLC, as of record in Instrument Number: 20220315-0029944, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Hickory Forest Housing I, LLC, South 08 deg 25 min 32 sec West, 191.22 feet to an existing iron rod, at a corner common with the property of SREIT Hickory Point Nashville, LLC, as of record in Instrument Number: 20220705-0076942, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of SREIT Hickory Point Nashville, LLC, South 07 deg 14 min 36 sec West, 10.18 feet to a point;

Thence with a line through said Lot 56, also being the property of Amalie Property, LLC, as of record in Instrument Number: 20220113-0004732, at the Register's Office for Davidson County, Tennessee for the following four calls;

1) North 82 deg 45 min 24 sec West, 223.45 feet to a point;
2) South 48 deg 25 min 07 sec West, 255.85 feet to a point;
3) South 30 deg 18 min 21 sec West, 383.39 feet to a point;
4) South 85 deg 35 min 11 sec West, 61.87 feet to an existing iron rod in the easterly right-of-way line of Amalie Drive;

Thence with the easterly right-of-way line of Amalie Drive, with a curve to the right, along an arc length of 126.26 feet, the central angle of which is 09 deg 24 min 32 sec, the radius of which is 768.86 feet, the chord of which is North 00 deg 17 min 27 sec East, 126.12 feet to an existing iron rod;

Thence North 05 deg 11 min 57 sec East, 603.59 feet to the **POINT OF BEGINNING**. Containing 234,888 square feet or 5.392 acres more or less.

Being part of the same property conveyed to Amalie Property LLC, a Delaware limited liability company, by Special Warranty Deed from Nashville M3-08, LLC, a California limited liability company, dated December 22, 2021, recorded as Instrument No. 20220113-0004732, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 01/12/2024

Bainbridge Dillion
Affiant Signature

Date: 01/12/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of January, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 01/12/2024

Notary's Seal

