This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 1093898 DEEDQC
01/25/2024 09:07:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240125-0004968

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
1104 Residences Community Association, Inc. 515 S. Flower St., 49th Floor Los Angeles, CA 90071	1104 Residences Community Association, Inc. 515 S. Flower St., 49th Floor Los Angeles, CA 90071	174-00-0-096.00 (part)

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 which are hereby acknowledged, **CRP/ECG OLD FRANKLIN, L.L.C., a Delaware limited liability company** ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **1104 RESIDENCES COMMUNITY ASSOCIATION, INC.**, a Tennessee nonprofit corporation ("Grantee"), all of its right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to me this ____ day of January, 2024.

SEE ATTACHED
NOTARY PUBLIC
My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF LOS ANGELES)

Subscribed and sworn to (or affirmed) before me on January 23, 2024 by Stanley Iezman, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Notary Public: Lisa Lee
My Commission Expires: September 15, 2026

LISA LEE
Notary Public - California
Los Angeles County
Commission # 2415900
My Comm. Expires Sep 15, 2026

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 24 day of January, 2024.

GRANTOR:

CRP/ECG OLD FRANKLIN, L.L.C.,
a Delaware limited liability company

By: _____
Name: Michael Lamping
Its: Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Michael Lamping, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Authorized Signatory of CRP/ECG Old Franklin, L.L.C., the within named bargainor, a Delaware limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Authorized Signatory.

Witness my hand and seal, at office this 18th day of January, 2024.

_____
NOTARY PUBLIC

My Commission Expires: Apr 13, 2025

KYLE BUMPOUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES APR 13, 2025

EXHIBIT A

BEING a certain parcel or tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee and being more particularly described according to an ALTA survey by Joey Wilson II, a Tennessee Registered Land Surveyor No. 2089, dated March 18, 2018, and the Subdivision Survey by Joey Wilson II, a Tennessee Registered Land Surveyor No. 2089, dated July 28, 2020, as follows:

BEGINNING at an iron rod (set) at Tennessee State Plane Coordinates North: 617,502.85' and East: 1,776,993.21' (NAD83) and in the easterly right of way of Cane Ridge Road;

THENCE leaving Cane Ridge Road as follows:

North 68°33'06" East, for a distance of 496.55' to a iron pin set;
South 29°24'00" East, for a distance of 76.74' to an iron pin set;
North 68°33'06" East, for a distance of 99.28' to an iron pin set;

THENCE with the lines of Sowar Tovi Osman and Heiriya Hassan, and Dana Tovi, of record in Instrument No. 20120613-0051608, Register's Office for Davidson County, Tennessee (R.O.D.C.) to points as follows;

South 21°26'54" East, for a distance of 130.58' to an iron rod found;
South 22°40'52" East, for a distance of 168.91' to an iron rod found;
Southeasterly along a curve to the right, said curve having a radius of 248.89', an arc length of 66.69'', a delta angle of 15°21'11", and a chord bearing South 33°33'04" East, for a distance of 66.49' to an iron rod found capped Anderson-Delk;
South 42°41'39" East, for a distance of 215.63' to an iron rod found capped Anderson-Delk;

THENCE leaving the lines of Sowar Tovi Osman and Heiriya Hassan, and Dana Tovi to points as follows:

South 12°54'16" West, for a distance of 184.65' to an iron rod set;
South 44°05'42" West, for a distance of 153.98' to a point in the centerline of a drainage ditch;

THENCE with the centerline of a drainage ditch to points as follows:

South 46°12'05" East, for a distance of 124.45' to a point;
South 50°51'52" East, for a distance of 55.46' to a point;
South 30°24'21" East, for a distance of 63.44' to a point;
South 77°31'26" East, for a distance of 73.27' to a point;
South 69°01'26" East, for a distance of 179.08' to a point;
South 56°41'18" East, for a distance of 81.26' to a point;
South 75°56'55" East, for a distance of 53.11' to a point;
South 75°43'20" East, for a distance of 65.34' to a point;
South 54°07'53" East, for a distance of 102.65' to a point;
South 71°59'07" East, for a distance of 53.78' to a point;
South 63°37'38" East, for a distance of 67.46' to a point;
South 87°53'49" East, for a distance of 96.95' to a point;
South 86°29'34" East, for a distance of 113.39' to a point;
South 89°52'42" East, for a distance of 165.18' to a point;
South 84°20'46" East, for a distance of 85.74' to a point;
South 83°08'45" East, for a distance of 51.77' to a point;
South 78°03'19" East, for a distance of 98.25' to a point;

South 80°32'03" East, for a distance of 74.71' to a point;
North 40°05'30" East, for a distance of 33.34' to a point;

THENCE, with the west line of The Grove at Cane Ridge, South 08°23'41" West, for a distance of 561.74' to an iron rod found at the northeast corner of Laughlin, of record in Instrument No. 20070601-0065027, R.O.D.C.;

THENCE, with Laughlin's north line, North 83°23'56" West, for a distance of 237.14' to an iron rod found at the northeast corner of Nelson Subdivision, Subdivision No. 2011S-039-003, R.O.D.C.;

THENCE, with the north line of Nelson Subdivision, North 83°21'31" West, for a total distance of 1409.40' to an iron rod set in the east right of way margin of Cane Ridge Road (50' right of way), and passing an iron rod capped Dale & Associates at 1120.72';

THENCE, with said easterly right of way of Cane Ridge Road to points as follows:

Northwesterly with a curve to the right, said curve having a radius of 250.00', an arc length of 101.96', a delta angle of 23°22'04", and a chord bearing North 22°48'17" West, for a distance of 101.26' to an iron rod set;
North 11°07'14" West, for a distance of 590.14' to an iron rod set;
Northwesterly with a curve to the right, said curve having a radius of 2675.00', an arc length of 133.73', a delta angle of 2°51'51", and a chord bearing North 9°41'19" West, for a distance of 133.71' to an iron rod set;
North 08°15'23" West, for a distance of 85.85' to an iron rod set;
Northwesterly with a curve to the left, said curve having a radius of 425.00', an arc length of 177.09', a delta angle of 23°52'26", and a chord bearing North 20°11'36" West, for a distance of 175.81' to an iron rod set;
North 32°07'49" West, for a distance of 485.19' to the POINT OF BEGINNING and CONTAINING 36.62 Acres or 1,595,359 square feet.

LESS AND EXCEPT:

Land in Davidson County, Tennessee, being Parcel Nos. 1-12, 59-68, 91-99, 101-105 on the Plan of Final Subdivision Plat Old Franklin Subdivision, Phase 1, of record in Plat at Instrument No. 20220427-0048782, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Parcel No.100 on the Plan of Final Subdivision Plat Old Franklin Subdivision, Phase 1, Revision Lot 100 and Open Space B, of record in Plat at Instrument No. 20230329-0022832, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Parcel Nos. 13-29, 31-58, 69-90, on the Plan of Final Subdivision Plat Old Franklin Subdivision, Phase 2, of record in Plat at Instrument No. 20220923-0105827, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Parcel No. 30 on the Plan of Final Subdivision Plat Old Franklin Subdivision, Phase 2, Revision Lot 30 and Open Space B, of record in Plat at Instrument No. 20230607-0043298, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to CRP/ECG Old Franklin, L.L.C., a Delaware limited liability company by Special Warranty Deed from JCK Dev, a Tennessee general partnership of record in Instrument No. 20200904-0101464 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 04, 2020.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 January 24, 2024 (date of document).

Affiant Signature

January 24, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of January, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON