Karen Johnson Davidson County
Batch# 1102107 DEEDQC
02/16/2024 01:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240216-0010966

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16th day of February 2024.

Notary Public

My commission expires: 4/1/24

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron R. Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ben Allen Land Partners, LLC c/o ReThink Healthcare Real Estate 707 Westchester Avenue White Plain, New York 10604	New Owner	061-00-0-085.00

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, BEN ALLEN LAND PARTNERS, LLC, a Delaware limited liability company, by these presents does hereby quitclaim and convey unto BEN ALLEN LAND PARTNERS, LLC, a Delaware limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is unimproved property known as 329 Ben Allen Road, Nashville, Tennessee 37207.

This Quitclaim Deed is being recorded for the purpose of substituting the legal description to reflect the consolidation of the original parcels which were consolidated in the Quitclaim Deed of record in Instrument No. 20230927-0075903, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 14 day of February 2024.

Ben Allen Land Partners, LLC, a Delaware limited liability company

By: Rethink Community Broadmoor GP LLC, a Delaware limited liability company, its Manager

By: Rethink Healthcare Real Estate, LLC, a Delaware limited liability company, its sole member

By: Rethink Capital Partners Inc., a New York corporation, its non-member manager

By: _____
Name: Michael Walden
Title: Executive Vice President and Secretary

STATE OF New York)
) SS:
COUNTY OF Westchester)

On the 14 day of February in the year 2024 before me, the undersigned, personally appeared Michael Walden, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
NOTARY PUBLIC

My Commission Expires: 8/15/26

SHERNA A SAFFORD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6438373
Qualified in WESTCHESTER County
Commission Expires 08/15/2026

PERIMETER LAND DESCRIPTION
PARCEL 06100008500
DAVIDSON COUNTY, TENNESSEE

Located in the 8th Civil District of Davidson County, Tennessee, being the Ben Allen Land Partners, LLC property, as referenced by Instrument No. 20230927-075903 of the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

Beginning at an iron rebar (found), said iron rebar being in the northerly right-of-way line of Ben Allen Road, also being the common corner of the MDHA property, Instrument No. 20230629-049688 (RODCT), and said Ben Allen property, of which this description is a part, having a Tennessee State Plane coordinate value of North: 689,547.18 US feet, East: 1,747,160.53 US feet (NAD83, 2011);

Thence, with the easterly line of said MDHA property, for the following five (5) calls:

1) North 38° 19' 41" East 182.49 feet, to an iron rebar (set);
2) North 10° 30' 32" West 370.84 feet, to an iron rebar (found);
3) South 89° 44' 05" East 112.74 feet, to an iron rebar (found);
4) North 05° 42' 16" East 424.43 feet, to an iron rebar (found);
5) North 80° 54' 26" West 566.24 feet, to an iron rebar (found), said iron rebar being in the easterly line of the Plumbers & Pipefitters Local 572 Building Corp. property, Deed Book 5824, Page 701 (RODCT);

Thence, with said Plumbers property, North 09° 42' 01" East 578.55 feet, to an iron rebar (found), said iron rebar being the southwesterly corner of the O.I.C. 272 Broadmoor Drive property, Instrument No. 20230927-0075964 (RODCT);

Thence, with said O.I.C property, for the following three (3) calls:

1) South 83° 23' 13" East 294.79 feet, to an iron rebar (set);
2) North 10° 30' 56" East 345.77 feet, to an iron rebar (found);
3) North 14° 07' 12" West 89.79 feet, to a PK nail (found), said PK being in the southerly right-of-way line of Broadmoor Drive;

Thence, with said right-of-way line, South 83° 45' 22" East 139.11 feet, to the common corner of Ellington Parkway right-of-way and said Broadmoor;

Thence, with said Ellington right-of-way, the following fourteen (14) calls:

1) South 05° 55' 25" West 54.03 feet, to a concrete monument (found);
2) South 21° 50' 05" East 145.24 feet, to a concrete monument (found);
3) Thence, with a curve to the left, having a radius of 302.00 feet, an arc length of 286.02 feet, and a chord bearing South 21° 18' 21" East 275.45 feet, to a concrete monument (found);
4) South 48° 08' 38" East 273.74 feet, to a concrete monument (found);
5) South 42° 47' 27" East 83.17 feet, to a concrete monument (found);
6) South 43° 40' 11" East 142.13 feet, to a concrete monument (found);
7) South 33° 51' 16" East 237.26 feet, to a concrete monument (found);
8) South 21° 43' 09" East 211.98 feet, to an iron rebar (found);
9) South 22° 32' 46" East 143.52 feet, to a concrete monument (found);

10) South 15° 39' 59" East 241.52 feet, to an iron rebar (set);
11) South 13° 09' 10" East, passing an iron rebar (found) at 155.52 feet, for a total distance of 373.43 feet, to a concrete monument (found);
12) South 05° 34' 24" West 376.64 feet, to a concrete monument (found);
13) South 08° 44' 47" West 240.34 feet, to a concrete monument (found);
14) South 09° 53' 26" West 491.37 feet, to a concrete monument (found), said monument being the common corner of said Ben Allen Road right-of-way and Ellington Parkway right-of-way;

Thence, with said Ben Allen right-of-way, for the following ten (10) calls:

1) With a curve to the right, having a radius of 1457.39 feet, an arc length of 122.19 feet, and a chord bearing of North 75° 14' 02" West 122.15 feet;
2) North 56° 32' 07" West 210.70 feet, to an iron rebar (found);
3) North 09° 40' 32" East 226.82 feet, to an iron rebar (set);
4) North 67° 00' 17" West 69.50 feet, to an iron rebar (found);
5) South 09° 35' 12" West 213.31 feet, to an iron pipe (found);
6) North 58° 08' 34" West 186.57 feet, to an iron rod (set);
7) With a curve to the right, having a radius of 254.48 feet, an arc length of 219.62 feet, and a chord bearing of North 30° 06' 27" West 212.87 feet, to an iron rebar (found);
8) North 08° 33' 54" West 94.67 feet, to a concrete monument (found);
9) North 16° 42' 33" West 50.64 feet, to an iron rebar (found);
10) With a curve to the left, having a radius of 424.44 feet, an arc length of 342.24 feet, and a chord bearing of North 27° 35' 34" West 333.04 feet, to an iron rebar (found);

Thence, continuing with said right-of-way, North 51° 51' 15" West 220.05 feet, to the Point of Beginning, containing in all 49.96 acres, more or less.

The description provided hereon was prepared by Stephen Vander Horst, TN RLS 3041, and is derived from a survey drawing by M2 Group, LLC entitled "ALTA/NSPS Land Title Survey – Parcel ID 06100008500", dated February 14, 2024, which is hereby incorporated by reference.

TRUE COPY CERTIFICATION

I, Aaron R. Kaalberg, 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 February 14, 2024.

2/16/24
Date

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of February 2024, personally appeared before me, Mark A. Krebs, a notary public for this county and state, Aaron R. Kaalberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/1/24

