Karen Johnson Davidson County
Batch# 1129085 DEEDQC
04/30/2024 02:50:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20240430-0031512

4

NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Crescent BTR Nashville Sonya Drive, LLC 601 S. Tryon Street, Suite 800 Charlotte, NC 28202	New Owner's Address	See Exhibit B for a complete list of Map/Parcel Nos. Consolidated by this instrument
This instrument prepared by: Bradley Arant Boult Cummings LLP (BW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED
AND INSTRUMENT OF CONSOLIDATION

THIS QUITCLAIM DEED AND INSTRUMENT OF CONSOLIDATION (the "Deed") is made as of this 30 day of April, 2024, by **CRESCENT BTR NASHVILLE SONYA DRIVE, LLC**, a ~~Tennessee~~ Delaware limited liability company ("**Crescent BTR**").

WHEREAS, pursuant to those certain deeds of record which are referenced in Exhibit A attached hereto (the "**Prior Deeds**"), each of which has been delivered and recorded in the Register's Office for Davidson County, Tennessee prior to the recordation of this Deed, the real property described more particularly in Exhibit A attached hereto (the "**Property**"), was transferred and conveyed to Crescent BTR; and

WHEREAS, it is Crescent BTR's intention and desire, by the delivery and recording of this Deed, to consolidate into a single parcel the contiguous parcels that have been transferred to Crescent BTR pursuant to the Prior Deeds.

NOW, THEREFORE, 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, Crescent BTR, acting by and through its duly authorized representative, does hereby quitclaim, transfer and convey unto itself, its successors and assigns, all right title and interest in the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

R E Wood
Affiant

Subscribed and sworn to me this 24 day of April, 2024.

Carol A. Wilson
NOTARY PUBLIC
My Commission Expires: 7-7-2025

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

4889-7259-6135.2

Crescent BTR hereby consolidates into one parcel described on Exhibit A the contiguous parcels which have heretofore been acquired by Crescent BTR pursuant to the Prior Deeds.

Crescent BTR has executed and delivered this Quitclaim Deed and Instrument of Consolidation on the date first above written.

CRESCENT BTR NASHVILLE SONYA DRIVE, LLC, a ~~Tennessee~~ Delaware limited liability company

BY: Heather Kels
Name: Heather Kels
Title: Authorized Representative

STATE OF North Carolina)
COUNTY OF Mecklenburg)

Before me, Pamela Pitser, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Heather Kels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the authorized representative of Crescent BTR Nashville Sonya Drive, LLC, a Delaware ~~Tennessee~~ limited liability company, the within named bargainor, and that he as such authorized representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as authorized representative ~~of~~ the limited liability company.

WITNESS my hand and seal at office in Charlotte, North Carolina, on this the 26th day of April, 2024.

Pamela Pitser
Notary Public

PAMELA PITSER Notary Public Mecklenburg County My Comm. Exp. 11-19-2027 NORTH CAROLINA

My Commission Expires:
11-19-2027

EXHIBIT A

Property Description

LEGAL DESCRIPTION
MAP 114 PARCEL 205.00, 208.00, 239.00, & 313.00
INSTRUMENT NUMBERS:
20160725-0076297, 20191004-01011466, & 20160711-0070659

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, SOUTHWEST OF THE CITY OF NASHVILLE, NORTH OF HIGHWAY 70S (HARDING PIKE), EAST OF OLD HICKORY BOULEVARD, SOUTH OF SONYA DRIVE, AND SOUTHEAST OF THE INTERSECTION OF OLD HICKORY BOULEVARD AND SONYA DRIVE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY OF WILSON & ASSOCIATES, JONATHAN SLEMP, SURVEYOR, RLS NO. 3123, PROJECT NO. 20-1620, LAST REVISED APRIL 8, 2024, AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND LYING ON THE SOUTHERN MARGIN OF SONYA DRIVE (RIGHT OF WAY VARIES), 38.9-FEET FROM CENTERLINE OF SAME AND BEING THE NORTHWESTERN CORNER OF THE GOSPEL CHAPEL PROPERTY, DEED BOOK 5391, PAGE 70, REGISTERS OFFICE OF DAVIDSON COUNTY (HEREAFTER R.O.D.C); SAID PIPE BEING LOCATED AT TENNESSEE STATE PLANE COORDINATES NORTH: 648,488.45 FEET AND EAST: 1,696,463.25, NAD 83(2011), U.S. SURVEY FEET;

THENCE, LEAVING THE MARGIN OF SAID SONYA DRIVE AND ALONG THE SOUTHWESTERN BOUNDARY OF SAID GOSPEL CHAPEL PROPERTY SOUTH 63°23'35" EAST, 290.16 FEET TO AN IRON ROD FOUND AND SOUTH 58°32'52" EAST, 51.10 FEET TO AN IRON ROD FOUND, BEING THE SOUTHERN MOST CORNER OF SAID GOSPEL CHAPEL PROPERTY AND THE A WESTERN CORNER OF THE GOSPEL CHAPEL PROPERTY, INSTRUMENT NUMBER: 20070731-0090489, R.O.D.C.;

THENCE, ALONG THE SOUTHWEST BOUNDARY OF SAME, IN PART, AND THE SOUTHERN BOUNDARY OF THE HIGHLANDS AT STONERIDGE PROPERTY, INSTRUMENT NUMBERS: 20080428-0042870, 20080428-0042871, AND 20170905-0090767, R.O.D.C.; THE FOLLOWING CALLS:
SOUTH 56°52'18" EAST, 195.13 FEET TO AN 5/8-INCH CAPPED IRON ROD SET;
SOUTH 33°23'27" EAST, 164.81 FEET TO AN IRON ROD FOUND;
NORTH 87°34'20" EAST, 88.87 FEET TO A 5/8-INCH CAPPED IRON ROD SET;
NORTH 82°23'16" EAST, 99.85 FEET TO AN 5/8-INCH CAPPED IRON ROD SET;
SOUTH 72°23'04" EAST, 88.10 FEET TO A 5/8-INCH CAPPED IRON ROD SET, BEING THE NORTHWEST CORNER OF THE HOWARD AND EDNA SALYER TRUST

PROPERTY, INSTRUMENT NUMBER: 20201023-0123353, R.O.D.C.;

THENCE, LEAVING THE BOUNDARY OF SAID STONERIDGE PROPERTY AND ALONG THE WESTERN BOUNDARY OF SAID SALYER TRUST PROPERTY, GENERALLY FOLLOWING A FENCE, SOUTH 8°34'15" WEST, 1,143.00 FEET TO A 1-INCH IRON PIPE FOUND, BEING THE SOUTHWEST CORNER OF SAME AND LYING ON THE NORTHERN BOUNDARY OF THE BLEVINS-FREEMAN STORAGE ASSOCIATION PROPERTY, DEED BOOK 8642, PAGE 802, R.O.D.C.;

THENCE, ALONG THE NORTHERN BOUNDARY OF SAME, GENERALLY FOLLOWING A FENCE, NORTH 81°22'11" WEST, 748.01 FEET TO AN IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF THE FREEMAN-DIXON FAMILY LP PROPERTY, INSTRUMENT NUMBER: 20140514-0041466, R.O.D.C.;

THENCE, LEAVING THE NORTHERN BOUNDARY OF SAID BLEVINS-FREEMAN PROPERTY AND ALONG THE EASTERN BOUNDARY OF SAID FREEMAN-DIXON PROPERTY NORTH 25°59'35" WEST, 126.65 FEET TO A 5/8-INCH CAPPED IRON ROD SET, BEING THE NORTHEASTERN CORNER OF SAME;

THENCE, ALONG THE NORTHERN BOUNDARY OF SAME SOUTH 85°00'40" WEST, 247.69 FEET TO A 5/8-INCH CAPPED IRON ROD SET ON THE EASTERN MARGIN OF OLD HICKORY BOULEVARD (RIGHT OF WAY VARIES), 40.6 FEET FROM CENTERLINE OF SAME;

THENCE, ALONG THE EASTERN MARGIN OF SAME NORTH 4°11'40" WEST, 97.65 FEET TO AN IRON ROD FOUND, NORTH 3°57'35" WEST, 45.95 FEET TO AN IRON ROD FOUND, NORTH 86°02'25" EAST, 20.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET, AND NORTH 4°02'23" WEST, 142.17 FEET TO A CAPPED IRON ROD FOUND, BEING THE SOUTHWESTERN CORNER OF THE MAPCO EXPRESS INC. PROPERTY, INSTRUMENT NUMBER 20181130-0117254, R.O.D.C.;

THENCE, LEAVING THE MARGIN OF SAID OLD HICKORY BOULEVARD AND ALONG THE SOUTHERN BOUNDARY OF SAID MAPCO EXPRESS PROPERTY SOUTH 88°24'28" EAST, 197.59 FEET TO AN IRON ROD FOUND;

THENCE, ALONG THE EASTERN BOUNDARY OF SAME NORTH 8°59'23" WEST, 93.46 FEET TO A 1-INCH IRON PIPE FOUND, NORTH 34°45'19" WEST, 87.60 FEET TO AN IRON ROD FOUND, AND NORTH 58°11'26" WEST, 133.51 FEET TO AN IRON ROD FOUND, BEING A NORTHERN CORNER OF SAID MAPCO EXPRESS PROPERTY AND A SOUTHERN CORNER OF THE DR. A.L. YAKABOW PROPERTY, DEED BOOK 5232, PAGE 596, R.O.D.C.;

THENCE, ALONG THE SOUTHERN AND EASTERN BOUNDARY OF SAME NORTH 77°46'09" EAST, 239.82 FEET TO A 1-INCH IRON PIPE FOUND, BEING THE SOUTHEASTERN CORNER OF SAID YAKABOW PROPERTY, NORTH 12°14'03" WEST, 239.51 FEET TO A 1-INCH IRON PIPE FOUND, AND NORTH 26°22'08"

WEST, 137.92 FEET TO A 1-INCH IRON PIPE FOUND, BEING A NORTHERN CORNER OF SAID YAKABOW PROPERTY AND LYING ON THE SOUTHERN MARGIN OF THE AFOREMENTIONED SONYA DRIVE, 38.6 FEET FROM CENTERLINE OF SAME;

THENCE, ALONG THE SOUTHEASTERN MARGIN OF SAME NORTH 30°23'45" EAST, 477.86 FEET THE **POINT OF BEGINNING**. CONTAINING 28.675 ACRES OR 1,249,064 SQUARE FEET, MORE OR LESS.

Being the same property conveyed to Crescent BTR Nashville Sonya Drive, LLC by the following instruments (referred to previously as the "Prior Deeds") of record in the Register's Office for Davidson County, Tennessee:

Special Warranty Deed from Southfield Properties, a Tennessee limited partnership, at Instrument No. 202404300031509 ;

Special Warranty Deed from AM Investors No. 2, LLC and Norwood Manor, LLC at Instrument No. 202404300031510 and

Quitclaim Deed of record at Instrument No. _202404300031511__, said Register's Office.

EXHIBIT B

List of Tax Parcel Numbers

Map-Par. 114-00-0-208
Map-Par. 114-00-0-313
Map-Par. 114-00-0-205
Map-Par. 114-00-0-239

Certificate of Authenticity

I, Lisa Farris, 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 04-30-2024.

Date

Affiant Signature

04-30-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of April, 2024.

Notary's Signature

My Commission Expires: May 5, 2025
Date

Notary's Seal (if on paper)

