This Instrument Prepared By:
C. Palmer Pillans
2015 Gladstone Avenue
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch# 1140987 DEEDQC
05/30/2024 02:22:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20240530-0040217

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
v3 Central Pike 2015 Gladstone Avenue Nashville, Tennessee 37211	v3 Central Pike 2015 Gladstone Avenue Nashville, Tennessee 37211	086 00 0 144.00 086 00 0 145.00 086 00 0 146.00 086 00 0 276.00 086 00 0 277.00

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **v3 Central Pike**, a Tennessee general partnership ("Grantor") does hereby quitclaim and convey unto **v3 Central Pike**, a Tennessee general partnership ("Grantee"), its successors and assigns, all of its rights title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be effective as of the 29th day of May, 2024.

v3 Central Pike

By: _____
Jim Darter, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jim Darter, 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 Manager of v3 Central Pike, a Tennessee general partnership, the within named bargainor, and that he as such Manager and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Manager of the general partnership.

Witness my hand, at office, this 29th day of May, 2024.

NICHOLAS P MAPLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

Notary Public

My commission expires: 10-04-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 and no other monetary consideration.

AFFIANT

Subscribed and sworn to before me, this 29th day of May, 2024.

NOTARY PUBLIC

My Commission Expires:
10-04-2027

NICHOLAS P MAPLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

EXHIBIT A

PROPERTY DESCRIPTION

Parcel 1 (086 00 0 144.00)

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by J.R. Wauford and Company, Engineers, March 15, 1967, as follows:

BEGINNING at an iron pin in the southerly right-of-way of Central Pike, said point being 40.00 feet west from a corner fence post, said post being the northeast corner of the A.L. Windle property; thence from said point of beginning and leaving the above mentioned right-of-way North 87 deg. 33' West 203.60 feet to an iron pin, said point being the northwest corner of the A.L. Windle property, thence North 66 deg. 33' West 174.26 feet to an iron pin at a stone retaining wall; thence with the north side of said wall North 75 deg. 40' West 71.71 feet to an iron pin at said wall's intersection with an existing fence; thence with said fence North 4 deg. 32' West 115.19 feet to an iron pin in the southerly right-of-way of Central Pike; thence with said right-of-way the following calls: South 71 deg. 26' East 42.00 feet to an iron pin; thence South 71 deg. 56' East 50.00 feet to an iron pin; South 70 deg. 40' East 50.00 feet to an iron pin; thence South 68 deg. 07' East 50.00 feet to an iron pin; thence South 66 deg. 07' East 50.00 feet to an iron pin; thence South 64 deg. 38' East 50.00 feet to an iron pin; thence South 62 deg. 04' East 50.00 feet to an iron pin; thence South 59 deg. 50' East 50.00 feet to an iron pin; thence South 57 deg. 06' East 50.00 feet to an iron pin; thence South 54 deg. 25' East 50.00 feet to an iron pin being the point of beginning, and containing 0.889 acres, more or less.

Being the same property conveyed to v3 Central Pike, a Tennessee general partnership, by Quitclaim Deed dated June 14, 2023 from Guerrier Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20230615-0045878, Register's Office for Davidson County, Tennessee.

Parcel 2 (086 00 0 145.00)

LAND in the Fourth Civil District of Davidson County, Tennessee, bounded as follows:

BEGINNING at J.D. Heflin's northeast corner at a post; thence running in an easterly direction with the property line of NC and St. Louis Railroad 131 feet to a post; thence in a southerly direction 132 feet to a corner post; thence southwest 92 feet to a stake; thence northwest 58 feet, 10 inches to a stake in J.D. Heflin's East line; thence north with said Heflin's East line 200 feet, 8 inches to the end containing one half acre, more or less.

Being the same property conveyed to v3 Central Pike, a Tennessee general partnership, by Quitclaim Deed dated June 14, 2023 from Guerrier Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20230615-0045878, Register's Office for Davidson County, Tennessee.

Parcel 3 (086 00 0 146.00)

Land in Davidson County, Tennessee, identified as Parcel 146 on Tax Map 86, Tax Assessor's Office for Davidson County, Tennessee. Subject property is bound on the northeast by Parcel 144, said Map 86, being part of the property conveyed to JWC Properties by Deed of record in Book 7297, Page 719, Register's Office of Davidson County, Tennessee; bound on the east by Parcel 145 on said Map 86, being the property conveyed to JWC Properties by Deed of record in Book 10351, Page 849, Register's Office for Davidson County, Tennessee; bound on the south by Parcel 277 on said Map 86, being part of the property conveyed to JWC Properties by Deed of record in Book 7297, Page 719, Register's Office of Davidson County, Tennessee; and bound on the west by Parcel 124 on said Map 86, being the property conveyed to Lambert Brothers by Deed of record in Book 136, Page 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to v3 Central Pike, a Tennessee general partnership, by Quitclaim Deed dated June 14, 2023 from Guerrier Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20230615-0045878, Register's Office for Davidson County, Tennessee.

Parcel 4 (086 00 0 276.00)

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated February 20, 1998 as follows:

Beginning at an iron pin found in the Southwesterly margin of Central Pike, a corner to Lakeside Woods Estates (Plat Book 6200, page 213), and being the most Southeast comer of this tract; thence, South 58 degree 28 minutes 17 seconds West for a distance of 105.79 feet to an iron pin set, corner to said subdivision; thence, North 81 degree 55 minutes 49 seconds West for a distance of 372.31 feet to an iron pin set, corner to said subdivision; thence, continuing with said Lakeside Woods Estates, Section One for a ways and then Lakeside Woods Estates, Section Three (Plat Book 7900, page 220) North 38 degree 29 minutes 10 seconds West for a distance of 278.03 feet to an iron pin found, corner to said subdivision: thence, North 38 degree 29 minutes 48 seconds West for a distance of 146.23 feet to an iron pin found, corner to said subdivision; thence, North 38 degree 28 minutes 18 seconds West for a distance of 107.37 feet to a concrete monument found, a corner to said Lakeside Woods Estate, Section Three, and in the line of JWC Properties (Deed Book 7297, page 719); thence, North 47 degree 58 minutes 46 seconds East for a distance of 259.29 feet to an iron pin found by a concrete monument in the line of said JWC Properties, and a comer to C. L. Wright (Deed Book 2809, page 519); thence, with said Wright for the next three calls as follows: South 41 degree 08 minutes 25 seconds East for a distance of 236.77 feet to an iron pin found; thence. South 31 degree 59 minutes 03 seconds East for a distance of 163.40 feet to an iron pin found; thence, North 58 degree 16 minutes 36 seconds East for a distance of 150.47 feet to an iron pin found, a corner to said Wright in the Southwesterly margin of said Central Pike; thence, along a curve to the right having a radius of 10902.00 feet and an arc length of 233.63 feet, being subtended

by a chord of South 33 degree 37minutes 51 seconds East for a distance of 233.62 feet to a point in the margin of said pike; thence, South 32 degree 13 minutes 52 seconds East for a distance of 182.46 feet to the beginning, containing 5.24 acres, more or less.

Being the same property conveyed to v3 Central Pike, a Tennessee general partnership, by Special Warranty Deed dated February 18, 2022 from Gary W. Leeper and Van W. Leeper, of record in Instrument No. 20220308-0026052, Register's Office for Davidson County, Tennessee.

Parcel 5 (086 00 0 277.00)

Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Land of P. W. Cherry, deceased, as of record in Minute Book "J", page 739, County Court for said County, described according to a survey made by Robert H. Meade, Engineer, May 16, 1958, as follows:

BEGINNING on the southwesterly margin of Central Pike at the northwest corner of the property conveyed to C. L. Wright and wife, Randy Wright, by Deed from Minnie L. Wright, et al, of record in Book 2809, page 519, Register's Office for said County; thence with said Wright's western boundary line South 45 deg. West 118 feet; thence South 45 deg. 40' West 495.1 feet; thence North 03 deg. 39' West 211.9 feet; thence North 74 deg. 57' East 64 feet; thence North 0 deg. 01' East 64.1 feet; thence South 63 deg. 04' East 58.8 feet; thence North 46 deg. East 92 feet, thence North 15 deg. 30' East 132 feet, more or less, to abandoned right-of-way line of N. C. and St. Louis Railroad; thence with the N. C. and St. Louis Railroad's line easterly to the southwesterly margin of Central Pike; thence with the same southeasterly 40 feet to the beginning.

Being the same property conveyed to v3 Central Pike, a Tennessee general partnership, by Special Warranty Deed dated February 18, 2022 from Guerrier Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20220308-0026035, Register's Office for Davidson County, Tennessee.

Consolidated Parcels – Tax Map No. 86, Parcel Nos. 144, 145, 146, 276 and 277

FURTHER, the said Parcels 1 – 5 having since been consolidated and are now described as one tract of land as follows, to wit:

Being a parcel of land located in the 14th Councilmanic District, General Services District, Nashville, Davidson County, Tennessee, generally located on the west side of Central Pike between Brandau Road and Lakeside Place, being more particularly described as follows:

BEGINNING at a new iron rod on the southwesterly right of way line of Central Pike, a corner to Lakeside Woods Estates of record in Book 6200, page 213, R.O.D.C., and being the most southeast corner of the herein described property;

THENCE, with Lakeside Woods Estates the following calls:

S 63° 59' 47" W, 105.79 feet to a new iron rod,
N 76° 24' 19" W, 372.31 feet to a new iron rod,
N 32° 57' 40" W, passing a corner with Lakeside Woods Estates, Section Three, of record in Book 7900, page 220, R.O.D.C., in all 278.03 feet to an old one-half inch iron rod;

THENCE, continuing with Lakeside Woods Estates, Section Three, the following calls:
N 32° 58' 18" W, 146.23 feet to an old one-half inch iron rod,
N 32° 56' 48" W, 107.37 feet to an old concrete monument on the southerly line of Wood-Swancey-Hardison, LLC of record in Instrument No. 20070629-0077771, R.O.D.C.;

THENCE, with Lakeside Woods Estates, Section Three the following calls:
S 53° 50' 11" W, 235.82 feet to an old concrete monument,
N 05° 56' 45" E, 11.70 feet to a new iron rod being a common corner with Lambert Brothers, Inc. of record in Book 2136, page 559, R.O.D.C.;

THENCE, leaving Lakeside Woods Estates, Section Three, with Lambert Brothers, Inc. the following calls:
N 04° 58' 54" E, 200.20 feet to a new iron rod,
N 05° 58' 06" E, 334.08 feet to a new iron rod,
N 03° 54' 16" E, 115.19 feet to a new iron rod on the southerly right of way line of Central Pike;

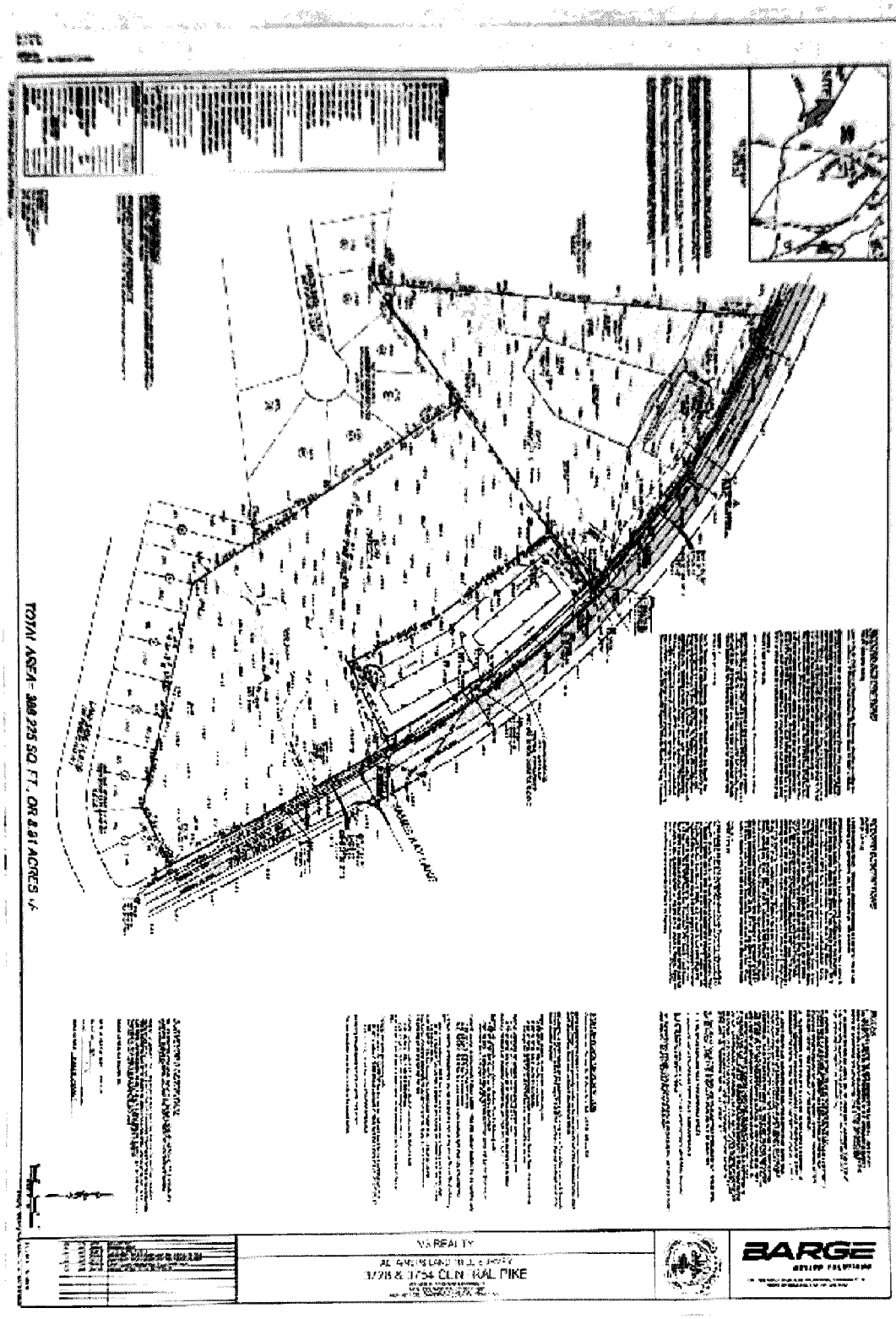
THENCE, leaving Lambert Brothers, Inc. with the southerly right of way line of Central Pike the following calls:
With a curve to the right 526.52 feet to a new iron rod, said curve having a central angle of 21° 35' 18", a radius of 1,397.39 feet, a tangent of 266.42 feet, and a chord of S 55° 44' 14", 523.41 feet to a new iron rod,
S 53° 30' 16" W, 13.14 feet passing the northernmost corner of O.I.C. 6Teen on Central Townhomes of record in Instrument No. 20180413-0035135, R.O.D.C., for a total distance of 118.08 feet to an old one-half inch iron rod;

THENCE, continuing with O.I.C. 6Teen on Central Townhomes the following calls:
S 35° 36' 55" E, 236.77 feet to a new iron rod,
S 26° 27' 33" E, 163.40 feet to an old five-eighths inch iron rod,
N 63° 48' 06" E, 150.47 feet to a new iron rod on the southwesterly right of way line of Central Pike;

THENCE, with same the following calls:
With a curve to the right 233.62 feet to a new iron rod, said curve having a central angle of 01° 13' 40", a radius of 10,902.00 feet, a tangent of 116.82 feet, and a chord of S 28° 06' 21", 233.62 feet,
S 26° 42' 23" E, 187.46 feet to the POINT OF BEGINNING.

Containing 388,225 square feet or 8.91 acres, more or less.

SEE ATTACHED SURVEY SHOWING THE CONSOLIDATED PARCELS


TOTAL AREA= 369,225 SQ. FT. OR 8.81 ACRES +/-
VA REALTY
3726 & 3754 CENTRAL PIKE
BARGE

Tennessee Certification of Electronic Document

I, C. Palmer Pillans IV, 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 May 29, 2024 (date of document).

Affiant Signature

May 30, 2024
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 10-04-2027

NOTARY'S SEAL

