Karen Johnson Davidson County
Batch# 1172569 DEEDQC
08/21/2024 11:36:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240821-0064270

This Instrument Prepared By
and after recording return to:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: John A. Gupton III
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To*
Green Trails, LLC 2925 Berry Hill Dr Nashville, TN 37204	Same
Tax Map Parcel No.: 14-00-0-048.00	

FOR AND IN CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, **STARWOOD PROPERTIES FIVE, LLC, a Tennessee limited liability company successor-by-conversion to STARWOOD PROPERTIES FIVE, Limited Partnership** the owner of the Property conveyed herein (the "Grantor"), hereby quitclaim and convey unto, successors and or assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, (collectively the "Grantee"), all of our right, title and interest in and to a certain land in Davidson County, Tennessee, being more particularly described on the attached Exhibit "A" (the "Property").:

This is unimproved property located at in Davidson County, Tennessee and as shown on Exhibit "A" attached hereto.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This Quitclaim Deed is executed and delivered to correct the Property description misstated in the Special Warranty Deed of Record at 20220713-0080331.

4862-5084-7450

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of Aug., 2024.

Calvin L. Tate Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned , a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared **CALVIN L. TATE**, 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 Chief Manager of **STARWOOD PROPERTIES FIVE, LLC**, the within-named bargainor, a Tennessee limited liability company, and that he, as such Chief Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Chief Manager of **STARWOOD PROPERTIES FIVE, LLC.**

WITNESS my hand and seal at office on this the 20 day of August, 2024.

Joy Cox
Notary Public

My Commission Expires:
My Commission Expires July 06, 2026

JOY COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4862-5084-7450

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 -

Cassie L. Tate Chief Manager
AFFIANT

Subscribed and sworn to before me this 20 day of August, 2024.

Joy Cox
NOTARY PUBLIC

JOY COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 06, 2026

4862-5084-7450

EXHIBIT "A"

Land in Davidson County, Tennessee, being a portion of Reserve Parcel A of the Plan of Revised Barrett Property of record in Plat Book 6250, Page 762, Register's Office for Davidson County, Tennessee, being bound in the North and the East by Rice Road, on the East by Starwood Properties Two, L.P., the South by Starwood Properties Two, L.P. and Alfredo Lopez Gutierrez Property, and the West by Edge-O-Lake Drive, and being more particularly described as follows:

Beginning at an iron rod (old) at the Easterly end of the Southeasterly return curve at the intersection of Rice Road, a (50-foot right-of-way), and Edge-O-Lake Drive (60 foot right-of-way); said iron rod also being a Northwesterly property corner of the herein described tract; thence,

1. With the Southerly right-of-way line of said Rice Road, North 59° 22 minutes 43 seconds East 298.39 feet to an iron rod (old); thence,

2. In a Southeasterly direction with a curve to the right having a radius of 159.31 feet, a delta angle of 78° 18 minutes 39 seconds, for an arc length of 217.74 feet to a PK Nail (found) in the curb on the Southwest margin of Rice Road, said curve has a chord bearing and distance of South 81° 35 minutes 50 seconds East 201.18 feet; thence,

3. South 42° 34 minutes 23 seconds East 423.91 feet to an iron rod (old) on the Northeasterly property line of a tract of land conveyed to Starwood Properties Two L.P. as of record in Book 8262 Page 315, Register's Office for Davidson County, Tennessee; thence,

4. Leaving the Southwest margin of Rice Road and with the most Northerly property line of said Starwood Properties Two L.P., North 53° 36 minutes 00 seconds West 237.77 feet to an iron rod (old) on the most Northerly property corner of said Starwood Properties Two L.P.; thence,

5. With a Westerly property line of said Starwood Properties Two L.P. for the following five calls: South 20° 56 minutes 15 seconds East 433.77 feet to an iron rod (old); thence,

6. South 06° 07 minutes 29 seconds East 131.82 feet to an iron rod (old); thence,

7. South 30° 19 minutes 52 seconds West 136.13 feet to an iron rod (old); thence,

8. South 77° 26 minutes 12 seconds West 136.87 feet to an iron rod (old); thence,

9. North 83° 56 minutes 37 seconds West 136.18 feet to an iron rod (old) on the Easterly property line of a tract of land conveyed to Alfredo Lopez Gutierrez as of record in Instrument Number 20160725-0076012, Register's Office for Davidson County, Tennessee; thence,

10. With the Easterly property line of said Alfredo Lopez Gutierrez in part, North 14° 03 minutes 45 seconds East 88.16 feet to an existing cedar post at the Northeasterly property corner of said Alfredo Lopez Gutierrez; thence,

11. With the Northern property line of said Alfredo Lopez Gutierrez, North 77° 26 minutes 09 seconds West 388.47 feet to an iron rod (old) on the Southerly right-of-way line of the aforementioned Edge-O-Lake Drive; thence,

12. With the Southerly right-of-way margin of said Edge-O-Lake Drive, in a Northeasterly direction with a curve to the left having a radius of 300.00 feet, a delta angle of 40° 38 minutes 35 seconds, for an arc length of 212.88 feet to an iron rod (old), said curve has a chord bearing and distance of North 77° 26 minutes 16 seconds East 208.37 feet; thence,

13. North 57° 09 minutes 10 seconds East 112.56 feet to an iron rod (old); thence,

14. In a Northwesterly direction with a curve to the left having a radius of 800.00 feet, a delta angle of 11 ° 02 minutes 14 seconds, for an arc length of 154.11 feet to an iron rod (old), said curve has a chord bearing and distance of North 36° 20 minutes 38 seconds West 153.87 feet; thence,

15. North 41° 48 minutes 06 seconds West 206.43 feet to an iron rod (old); thence,

16. In a Northwesterly direction with a curve to the right on the Easterly right-of-way line of Edge-O-Lake Drive, having a radius of 1470.00 feet, a delta angle of 06° 21 minutes 21 seconds, for an arc length of 163.07 feet to an iron rod (old) at the Southerly end of the Southeasterly return curve at the intersection of said Edge-O-Lake Drive and Rice Road, said curve has a chord bearing and distance of North 38° 35 minutes 50 seconds West 162.98 feet; thence,

17. With said return curve to the right having a radius of 25.00 feet, a delta angle of 94° 48 minutes 49 seconds, for an arc length of 41.37 feet to the Point of Beginning, said curve has a chord bearing and distance of North 12° 07 minutes 50 seconds East 36.81 feet.

The above described tract contains 390,190 square feet or 8.95 acres, more or less, as calculated by the above courses and distances which were within the precision requirements of an ALTA/NSPS Land Title Survey of 2022, prepared by JTA Land Surveying, Inc., dated May 18, 2022, Job No. 2022-237.

Being the same property conveyed to Green Trails, LLC, a Tennessee limited liability company by Special Warranty Deed from Starwood Properties Five, LLC, a Tennessee limited liability company successor-by-conversion to Starwood Properties Five, Limited Partnership dated July 12, 2022 and recorded July 13, 2022 in Instrument No. 20220713-0080331 in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Leigh Norton, 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 August 20 2024.

Date

Affiant Signature

August 20 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of August, 2024

Notary's Signature

My Commission Expires: 3/20/2028
Date

Notary's Seal (if on paper)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028