Karen Johnson Davidson County
Batch# 1175022 DEEDQC
08/28/2024 11:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240828-0066129

This Instrument Prepared From Information
Supplied by the Parties to:
Kim Legate Ford
650 Town Center Drive, 20th Floor
Costa Mesa, CA 92626

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
c/o Healthcare Realty Trust Incorporated 3310 West End Avenue, Suite 700 Nashville, Tennessee 37203	c/o Healthcare Realty Trust Incorporated 3310 West End Avenue, Suite 700 Nashville, Tennessee 37203 Attn: Property Tax Department	091124B00100CO

For and in consideration of the sum of $10.00 cash in hand paid, effective as of the 27th day of August, 2024, Charlotte Avenue Retail, LLC, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey unto, USCWF HRT Split Rock Charlotte Medical LLC, a Delaware limited liability company, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated by reference as fully as though copied herein, including any and all after acquired title or interests in the Property which the Grantor may not yet hold, but for which the Grantor comes into title at a later date (collectively, the "Property").

This is improved property known as 408 42nd Avenue North, Nashville, Tennessee.

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

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.

[Remainder of page left intentionally blank; signature page follows]

IN WITNESS WHEREOF, the Grantor has hereunder set its hand as of the date first written above.

GRANTOR:
CHARLOTTE AVENUE RETAIL, LLC,
a Tennessee limited liability company

By: _____
Name: **Stephen E. Cox, Jr.**
Title: **Senior Vice President and Assistant General Counsel**

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stephen E. Cox, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(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 authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal this 16th day of August, 2024.

My Commission Expires: 3-3-26

ROBIN J. HIGGINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 3-3-2026

Robin J. Higgins
Notary Public

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear and affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Affiant [Grantee]

Sworn to and subscribed before me,
this 16th day of August, 2024.

NOTARY PUBLIC

ROBIN J. HIGGINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 3.3.2026

My Commission Expires: 3-3-26

EXHIBIT A

Located in the 24th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Unit 408 of LINDSEY'S CORNER CONDOMINIUM, a condominium regime created under the Tennessee Condominium Act of 2008, Tennessee Code Annotated Title 66, Chapter 27, Section 201 *et seq.*, as amended, and as established by that certain DECLARATION OF LINDSEY'S CORNER CONDOMINIUM, of record in Instrument No. 20200227-0022081, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat and Plans set forth in Exhibit D of said Declaration for the location and boundaries of the Unit described herein.

Together with the limited common elements and undivided interest in the common elements allocated thereto as described in said Declaration of record in Instrument No. 20200227-0022081, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat and Plans set forth in Exhibit D of said Declaration.

Being the same property conveyed to Charlotte Avenue Retail, LLC, a Tennessee limited liability company (by virtue of Special Warranty Deed from 4110 Charlotte Investors, LLC, a Tennessee limited liability company, dated May 29, 2020, recorded June 1, 2020, as Instrument No. 20200601-0056035, in the Register's Office for Davidson County, Tennessee).

Tennessee Certification of Electronic Document

I, Kimberly Hagan, 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 27, 2024 (date of document).

Affiant Signature

August 28, 2024
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 28th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

KAITLIN M FREDERICK
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 22, 2027