This instrument prepared by and after recording return to:

Firsel Ross Gussis & Alexander LLC
10 Parkway North Blvd., STE 110
Deerfield, IL 60015
Attn: Margaret Gienko, Esq.

Karen Johnson Davidson County
Batch# 1181242 DEEDQC
09/13/2024 08:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240913-0070600

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
2003 STRAIGHTWAY LLC 139 Tennyson Drive Short Hills, NJ 07078	2003 STRAIGHTWAY LLC 139 Tennyson Drive Short Hills, NJ 07078	Parcel No. 072-14-0-387.00

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **2003 EAST LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **2003 STRAIGHTWAY LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of September, 2024.

GRANTOR:

2003 EAST LLC,
a Tennessee limited liability company

By: _____
Name: Jonathan Cohen
Its: Manager

STATE OF New York

COUNTY OF New York

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jonathan Cohen, as Manager of 2003 East LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 9th day of September, 2024.

My Commission Expires:

09-27-2027

_____
Notary Public

STATE OF New York

COUNTY OF New York.

Jennifer Denise Ariff
Notary Public, State of New York
Reg. No. 01AR6398269
Qualified in Queens County
Commission Expires 09/27/2027

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF Hudson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 6 day of September 2024.

Affiant

Notary Public

My Commission Expires: 08/02/2025

Justin D. Oh
Notary Public
New Jersey
My Commission Expires 08-02-2025
No. 2398863

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod found in the northern right of way of Straightway Avenue, said point being the southeastern corner of the herein described tract and the southwestern corner of the Bridgewood Park Limited Partnership property as described in Deed Book 11181, Page 224 RODC, being South 76 degrees 51 minutes 51 seconds East, 360.73 feet from the northeast corner of the intersection of Straightway Avenue and Scott Avenue; Thence, with said right of way North 76 degrees 51 minutes 51 seconds West, 185.23 feet to a iron rod at the southeast corner of the Fletcher Gonzalez property as described in Instrument 20150422-0035927 RODC; Thence, leaving said right of way, with Gonzalez's east line, North 08 degrees 00 minutes 59 seconds East, 433.99 feet to an iron rod at the southwest corner of the Colley Family property as described in Instrument 20060111-0004530 RODC; Thence, South 82 degrees 52 minutes 04 seconds East, 186.51 feet to an iron rod in the West line of Bridgewood; Thence, with Bridgewood's west line, South 08 degrees 16 minutes 08 seconds West, 453.40 feet to the point of beginning and containing 82306 square feet or 1.890 acres, according to a survey by Steven D. Delle, with Delle Land Surveying Co., on April 15th, 2018.

Being the same property conveyed to 2003 EAST LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOHN G. COLLEY, UNMARRIED, of record as Instrument No. 20180604-0052992, dated May 31, 2018, said Register's Office.

Being the same property conveyed to 2003 STRAIGHTWAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Special Warranty Deed from 2003 EAST LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. _____, dated September ___. 2024, said Register's Office.

202409130070599

Certificate of Authenticity

I, Seth A. Dearinger, 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 September 9, 2024.

Date

Affiant Signature

Sept. 12, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of September, 2024.

Notary's Signature

My Commission Expires: May 5, 2025
Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY