Karen Johnson Davidson County
Batch# 1182216 DEEDQC
09/16/2024 02:45:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20240916-0071403

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Continuum Legal Group LLP
5605 Glenridge Drive, Suite 600
Atlanta, Georgia 30342
Attn: Gary D. Knopf

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
NAS 521 555 Harding LP	New Owner	Map 134
c/o Stoltz Real Estate Partners		Parcels 2, 202, 203 & 204
725 Conshohocken State Road		
Bala Cynwyd, PA 19004		

QUITCLAIM DEED

For and in consideration of One ($1.00) Dollar, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Dogwood Propco TN, L.P.**, a Delaware limited partnership (hereinafter referred to as the "**Grantor**"), by these presents does hereby quitclaim and convey unto **NAS 521 555 Harding LP**, a Delaware limited partnership, its heirs, representatives, successors and assigns, all its interest in

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is improved property known as 521-555 Harding Industrial Drive, Nashville, Tennessee 37211.

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

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12th day of September, 2024.

DOGWOOD PROPCO TN, L.P.,
a Delaware limited partnership

By: _____
Name: Yaman Shukairy
Its: Vice President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yaman Shukairy, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Dogwood Propco TN, L.P., a Delaware limited partnership, the within-named bargainor, and that he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself/himself as Vice President.

WITNESS my hand, at office, this 6th day of September, 2024.

_____
Notary Public
My Commission Expires: 08-24-27

STATE OF _____)
COUNTY OF _____)

MARTHA PEREZ
Notary Public, State of Texas
Comm. Expires 08-24-2027
Notary ID 134523675

The actual consideration for this transfer is $0.00.

_____
Affiant

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

_____
Notary Public

My commission expires: _____

IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of ___, 2024.

DOGWOOD PROPCO TN, L.P.,
a Delaware limited partnership

By: _____
Name: _____
Its: _____

STATE OF _____
COUNTY OF _____

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of Dogwood Propco TN, L.P., a Delaware limited partnership, the within-named bargainor, and that he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself/himself as _____.

WITNESS my hand, at office, this _____ day of _____, 2024.

_____
Notary Public
My Commission Expires: _____

STATE OF Pennsylvania)
COUNTY OF Montgomery)

The actual consideration for this transfer is ~~$0.00~~.

_____
Affiant

Subscribed and sworn to before me
this 9 day of September,
2024.

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Caln, NOTARY PUBLIC
Montgomery County
My Commission Expires 05/03/2025
Commission Number 1393500

Kimberly Caln
Notary Public

My commission expires: 5/3/2025

EXHIBIT "A"

A certain parcel of land in Tennessee lying in Davidson County in the city of Nashville, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a set 5/8 in. rebar, 18 in. length with a plastic cap stamped "KEVIN CROWE TN 1979". All bearings are based Tennessee State Plane Coordinate System, using geoid 09, observed on February 2, 2024.

Tract 2

BEGINNING at a found PK nail in the southwest right of way line of Harding Industrial Drive (60' public right of way), a common corner to Tract 1 of Dogwood Propco RN, L.P. (Instrument #20191219-0131155, Tract 1; Plat: Deed Book 4675, Page 56, Lot 1), being approximately 3,500' west of the centerline intersection of Harding Place; thence leaving said right of way line and with Tract 1 S 43°23'42" W a distance of 320.29' to a set iron pin in the northeast right of way line of CSX Railroad (200' railroad right of way), common corner to Tract 1; thence leaving Tract 1 of Dogwood Propco RN, L.P. and with said right of way line of CSX Railroad N 46°36'30" W, passing a found iron pin (1/2" uncapped) at a distance of 981.39', for a total distance of 1015.74' to the intersection of said right of way line of CSX Railroad and the centerline of Sorghum Branch, being a common corner to Tract 4 of Dogwood Propco RN, L.P. (Instrument #20191219-0131155, Tract 4); thence leaving said right of way line of CSX Railroad and with said centerline of Sorghum Branch and its meanders and with Tract 4 the following three (3) calls: 1) N 36°34'10" E a distance of 208.84'; thence 2) N 39°13'24" E a distance of 102.23'; thence 3) N 39°02'53" E a distance of 40.82' to a point in said centerline of Sorghum Branch and in the line of Tract 4, a common corner to Tract 3, Lot 3 of Dogwood Propco RN, L.P. (Instrument #20191219-0131155, Tract 3; Plat: Deed Book 4860, Page 66, Lot 3); thence leaving said centerline of Sorghum Branch and Tract 4 and with Tract 3, Lot 3 S 46°36'35" E, passing a set iron witness pin at a distance of 31.35', for a total distance of 396.47' to a set PK Nail with a shiner marked "KEVIN CROWE TN 1979" in said right of way line of Harding Industrial Drive, a common corner to Tract 3, Lot 3; thence leaving Tract 3, Lot 3 of Dogwood Propco RN, L.P. and with said right of way line the following three (3) calls: 1) with a curve turning to the left, with an arc length of 128.97', with a radius of 60.00', with a chord bearing of S 18°35'19" E a distance of 105.54' to a set iron pin; thence 2) with a reverse curve turning to the right, with an arc length of 70.23', with a radius of 120.00', with a chord bearing of S 63°15'16" E a distance of 69.23' to a set iron pin; thence 3) S 46°36'35" E a distance of 495.13' to the point of beginning, having an area of 340,597.2 square feet, or 7.82 acres, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

Tract 3, Lot 3

BEGINNING at a set PK Nail with a shiner marked "KEVIN CROWE TN 1979" at the northwest end of the public right of way line of Harding Industrial Drive (60' public right of way), a common corner to Tract 2 of Dogwood Propco RN, L.P. (Instrument #20191219-0131155, Tract 2; Plat: Deed Book 4860, Page 66, Lot 2), being approximately 4,155' west of the centerline intersection of Harding Place; thence leaving said right of way line and with Tract 2 N 46°36'35" W, passing a set iron witness pin at a distance of 365.11', for a total distance of 396.47' to a point in the centerline of Sorghum Branch and in the line of Tract 4 of Dogwood Propco RN, L.P. (Instrument #20191219-0131155, Tract 4), a common corner to Tract 2; thence leaving Tract 2 of Dogwood Propco RN, L.P. and with the centerline of Sorghum Branch and the line of Tract 4 the following three (3) calls: 1) N 39°02'53" E a distance of 84.07'; thence 2) N 28°04'09" E a distance of 153.77'; thence 3), with Tract 4, then with the lands

of United States Postal Service (Instrument #20190807-0078569), crossing the intersection of said centerline of Sorghum Branch and the centerline of Mill Creek to a point on the northeast bank of Mill Creek, a common corner to United States Postal Service with a set iron witness pin S 03°36'24" E a distance of 111.32' from said corner; thence with said northeast bank of Mill Creek and with United States Postal Service the following ten (10) calls: 1) N 30°48'17" E a distance of 92.15'; thence 2) S 59°22'52" E a distance of 100.61'; thence 3) S 54°46'52" E a distance of 150.22'; thence 4) S 50°39'47" E a distance of 303.89'; thence 5) S 35°39'34" E a distance of 115.73'; thence 6) S 16°29'03" E a distance of 155.75'; thence 7) S 34°14'41" E a distance of 63.97'; thence 8) S 15°33'31" E a distance of 68.10'; thence 9) S 30°09'05" E a distance of 78.15'; thence 10) S 49°27'06" E a distance of 77.46' to a point on the northeast bank of Mill Creek and in the line of United States Postal Service, a common corner to Tract 3, Lot 4 of Dogwood Propco RN, L.P. (Instrument #20191219-0131155, Tract 3; Plat: Deed Book 4860, Page 66, Lot 4); thence leaving the northeast bank of Mill Creek and lands of United States Postal Service and with Tract 3, Lot 4 S 35°27'17" W, passing a set iron witness pin at a distance of 112.70', for a total distance of 191.96' to a found PK Nail in said right of way line of Harding Industrial Drive, a common corner to Tract 3, Lot 4; thence leaving Tract 3, Lot 4 of Dogwood Propco RN, L.P. and with said right of way line the following three (3) calls: 1) N 46°36'35" W a distance of 475.18' to a set iron pin; thence 2) with a curve turning to the right, with an arc length of 70.19', with a radius of 120.00', with a chord bearing of N 29°13'44" W a distance of 69.19' to a set iron pin; thence 3) with a reverse curve turning to the left, with an arc length of 129.81', with a radius of 60.00', with a chord bearing of N 75°01'50" W a distance of 105.93' to the point of beginning, having an area of 322,308.0 square feet, or 7.40 acres, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

Tract 3, Lot 4

BEGINNING at a point on the northeast right of way line of Harding Industrial Drive (60' public right of way), a common corner to the lands of Harding Business Park (Deed Book 6443, Page 537), being approximately 2,445' west of the centerline intersection of Harding Place, being S 83°53'19" E a distance of 0.42' from a found iron pin (capped, stamped "BWSC Nashville"); thence leaving said lands of Harding Business Park and with said right of way line the following three (3) calls: 1) with a curve turning to the left, with an arc length of 106.99', with a radius of 880.65', with a chord bearing of N 66°51'55" W a distance of 106.93' to a found iron pin (5/8" uncapped); thence 2) with a reverse curve turning to the right, with an arc length of 293.72', with a radius of 720.18', with a chord bearing of N 58°07'32" W a distance of 291.69' to a found PK nail; thence 3) N 46°36'35" W a distance of 648.97' to a set PK Nail with a shiner marked "KEVIN CROWE TN 1979" in said right of way line, a common corner to Tract 3, Lot 3 of Dogwood Propco RN, L.P. (Instrument #20191219-0131155, Tract 3; Plat: Deed Book 4860, Page 66, Lot 3); thence leaving said right of way line and with Tract 3, Lot 3 N 35°27'17" E a distance of 191.96' to a point on the northeast bank of Mill Creek and in the line of United States Postal Service, a common corner to Tract 3, Lot 3; thence leaving Tract 3, Lot 3 of Dogwood Propco RN, L.P. and with said northeast bank of Mill Creek and with United States Postal Service the following six (6) calls: 1) S 49°27'06" E a distance of 104.71'; thence 2) S 39°34'24" E a distance of 638.88'; thence 3) S 59°26'08" E a distance of 66.55'; thence 4) S 86°28'12" E a distance of 80.00'; thence 5) N 76°27'29" E a distance of 69.47'; thence 6) N 64°05'14" E a distance of 123.29' to a point on the northeast bank of Mill Creek and in the line of United States Postal Service, a common corner to said lands of Harding Business Park; thence leaving the northeast bank of Mill Creek and lands of United States Postal Service and with Harding Business Park S 19°36'39" W a distance of

285.65' to the point of beginning, having an area of 168,274.1 square feet, or 3.86 acres, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

Tract 4

BEGINNING at the intersection of the northeast right of way line of CSX Railroad (200' railroad right of way) and the centerline of Sorghum Branch, being a common corner to Tract 2 of Dogwood Propco RN, L.P. (Instrument #20191219-0131155, Tract 2; Plat: Deed Book 4860, Page 66, Lot 2), being S 89°17'14" W a distance of 502.93' from a set PK Nail with a shiner marked "KEVIN CROWE TN 1979" at the northwest end of the public right of way line of Harding Industrial Drive that is approximately 4,155' west of the centerline intersection of Harding Place, and being N 46°36'30" W a distance of 34.35' from a found iron pin (1/2" uncapped); thence leaving Tract 2 of Dogwood Propco RN, L.P. and Sorghum Branch, and with said railroad right of way line N 46°36'30" W, passing a set iron witness pin at a distance of 35.00', and passing a second set iron witness pin at a distance of 935.88', for a total distance of 1025.89' to the centerline of Mill Creek, being the common corner to a lot of Christine B. Maze (Deed Book 10444, Page 320; Plat: Deed Book 2133, Page 109, Lot 85) in said right of way line; thence leaving said right of way line and with said centerline of Mill Creek and its meanders the following ten (10) calls: 1) with said lot of Maze, then with a lot of Jonathan Eugene Skemp (Instrument #20111205-0094456; Plat: Deed Book 2133, Page 109, lot 84), then with a lot of Alyssa Marie and Jordan Boyer (Instrument #20191212-0128357, Instrument #20191023-0108555; Lot 83, Plat: Deed Book 2133, Page 109, Lot 83) S 75°53'38" E a distance of 91.94'; thence 2) leaving said lot of Grubbs and Boyer and with a lot of April Hyde (Instrument #20230118-0004190; Plat: Deed Book 2133, Page 109, Lot 82) S 87°27'40" E a distance of 92.34'; thence 3) continuing with Hyde N 66°07'49" E a distance of 144.35'; thence 4) continuing with Hyde, then with a lot of William J. Gunselman (Deed Book 7380, Page 150; Plat: Deed Book 2133, Page 109, Lot 81) N 69°47'26" E a distance of 138.00'; thence 5) continuing with Gunselman S 80°39'30" E a distance of 73.64'; thence 6) continuing with Gunselman N 85°04'13" E a distance of 53.53'; thence 7) continuing with Gunselman, then with Matthew Kevin Thornhill (Instrument #20221117-0211495; Lot 80, Plat: Deed Book 2133, Page 109, Lot 80) S 57°06'45" E a distance of 141.12'; thence 8) continuing with Gunselman S 87°18'49" E a distance of 64.79'; thence 9) continuing with Gunselman, then with a lot of Bobby G. Hudson, et ux (Deed Book 8992, Page 706; Plat: Deed Book 2133, Page 109, Lot 79) S 70°57'49" E a distance of 134.65'; thence 10) continuing with Hudson, then with a lot of Edward Kindt (Instrument #20080701-0067897; Plat: Deed Book 2133, Page 109, Lot 78), then with the lands of United States Postal Service (Instrument #20190807-0078569) S 61°24'53" E a distance of 266.30' to the intersection of said centerline of Mill Creek and said centerline of Sorghum Branch, being a common corner to United States Postal Service and in the line of Tract 3 of Dogwood Propco RN, L.P. (Instrument #20191219-0131155, Tract 3; Plat: Deed Book 4860, Page 66, Lot 3), with a set iron witness pin S 63°57'37" W a distance of 69.12' from said corner; thence leaving said centerline of Mill Creek and with said centerline of Sorghum Branch and its meanders the following five (5) calls: 1) leaving said lands of United States Postal Service and with Tract 3 of Dogwood Propco RN, L.P. S 30°48'17" W a distance of 54.04'; thence 2) continuing with Tract 3 S 28°04'09" W a distance of 153.77'; thence 3) continuing with Tract 3 then with said Tract 2 of Dogwood Propco RN, L.P. S 39°02'53" W a distance of 124.89'; thence 4) continuing with Tract 2 S 39°13'24" W a distance of 102.23'; thence 5) continuing with Tract 2 S 36°34'10" W a distance of 208.84' to the point of beginning, having an area of 417,500.1 square feet, or 9.58 acres, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

BEING THE SAME PROPERTY CONVEYED TO DOGWOOD PROPCO TN II, LP FROM LIFETIME HOLDINGS GROUP TN, LLC BY SPECIAL WARRANTY DEED RECORDED OCTOBER 28, 2020 AS INSTRUMENT NO. 20201028-0125396 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Register of Deeds Association
President Sheena R Tinsley

I, Jed Levine, 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 13, 2024.

Affiant Signature

Date: September 13, 2024

State of New York

County of New York

Sworn to and subscribed before me this 13th day of September, 2024

Notary's Signature

MARGO ZHAO
Notary Public - State of New York
No. 01ZH0008668
Qualified in Queens County
My Commission Expires 05/25/2027

MY COMMISSION EXPIRES: May 25, 2027

Notary's Seal (if on paper)