Karen Johnson Davidson County
Batch# 1183366 DEEDQC
09/18/2024 12:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240918-0072419

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JST)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Green Hills Commons, LLC 2200 Abbott Martin Road Nashville, Tennessee 37215	Same	117-10-0-134.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BAKERSOUTH, LLC, a Tennessee limited liability company ("Grantor") does hereby transfer and convey to GREEN HILLS COMMONS, LLC, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, the real property described as "Tract No. 1 (Fee Parcel)" and "Tract No. 2 (Parking Easement Parcel)" on **Exhibit A**, which is attached hereto.

This is unimproved property at 2300 Crestmoor Road, Nashville, Tennessee 37215.

[*The remainder of this page intentionally left blank, see next page for signatures.*]

IN WITNESS WHEREOF, Grantor executed this instrument on this 31st day of August, 2024.

BAKERSOUTH, LLC

By: _____
L.A. Green, III, its Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared L.A. Green, III, 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 Authorized Member of BAKERSOUTH, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Member, being 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 its Authorized Member.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31st day of August, 2024.

Sandra Sforze
Notary Public

SANDRA SFORZE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/2025

My Commission Expires:

JUL 07 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 18th day of ~~August~~ September, 2024.

My commission Expires: 10/4/27

Notary Public

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT NO. 1 (Fee Parcel)

Being a tract of land lying in the 25th District of Davidson County, Nashville, Tennessee, and being portions of Lots 9 and 10 of Block B of Hillsboro Views as recorded in Plat Book 974, Page 64, Register's Office of Davidson County, Nashville, Tennessee (RODC). Said tract being bounded on the east by the western right of way (ROW) of Green Hills Village Drive, bounded on the south by Green Hills Mall TRG LLC as recorded in Instrument Number 20111229-0101687, RODC, and by Green Hills Commons, LLC as recorded in Book 10216, Page 69, RODC, bounded on the west by Green Hills Commons, LLC as recorded in Instrument Number 20191122-0120521, RODC, and bounded on the north by the southern ROW of Crestmoor Road. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with "CCPC 2351" cap lying on the southwest ROW intersection of said Green Hills Village Drive and said Crestmoor Road; thence with said western ROW of Green Hills Village Drive with the following: with a curve to the right having an arc length of 39.52 feet, a central angle of 90°33'56", a radius of 25.00 feet, and having a chord bearing and distance of South 37°16'54" East 35.53 feet to a point; thence South 08°00'04" West 154.39 feet to a point; thence leaving said ROW of Green Hills Village Drive and with the common line of said Green Hills Mall TRG LLC and said Green Hills Commons, LLC as recorded in Book 10216, Page 69, North 83°05'22" West 99.65 feet to a found P.K. nail; thence with the common line of said Green Hills Commons, LLC as recorded in Instrument Number 20191122-0120521 North 07°45'41" East 180.54 feet to a found iron rod with "CCPC 2351" cap lying on said southern ROW of Crestmoor Road; thence with said ROW of Crestmoor Road South 82°33'52" East 75.15 feet to the point of beginning.

Tract contains 17,874 square feet or 0.41 acres.

Deed References: Instrument Nos. 20130529-0054010 (BakerSouth, LLC, grantee), 20130529-0054011 (BakerSouth, LLC, grantee), 20161202-0126890 (BakerSouth, LLC, grantee), and 20240726-0056784 (Green Hills Commons, LLC, grantee), Register's Office for Davidson County, Tennessee.

TRACT NO. 2 (Parking Easement Parcel)

Being a tract of land lying in the 25th District of Davidson County, Nashville, Tennessee, and being portions of Lots 10, 11 and 12 of Block B of Hillsboro Views as recorded in Plat Book 974, Page 64, Register's Office of Davidson County, Nashville, Tennessee (RODC). Said tract being bounded on the east by BakerSouth, LLC, bounded on the south and west by Green Hills Commons, LLC as recorded in Book 10216, Page 69, RODC, and bounded on the north by the southern ROW of Crestmoor Road. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with "CCPC 2351" cap lying on said southern ROW of Crestmoor Road, and being North 82°33'52" West 75.15 feet from the southwest ROW intersection of Green Hills Village Drive and said Crestmoor Road; thence leaving said ROW of Crestmoor Road and with the common line of said BakerSouth LLC South 07°45'41" West 180.54

feet to a found P.K. nail; thence with the common line of said Green Hills Commons, LLC with the following: North 83°05'22" West 199.36 feet to a found iron rod with "1455" cap; thence North 07°37'57" East 182.36 feet to a found ½" iron rod lying on said southern ROW of Crestmoor Road; thence with said ROW of Crestmoor Road South 82°33'52" East 199.75 feet to the point of beginning.

Tract contains 36,208 square feet or 0.83 acres.

Deed References: Instrument Nos. 20130529-0054010 (BakerSouth, LLC, grantee), 20130529-0054011 (BakerSouth, LLC, grantee), 20161202-0126890 (BakerSouth, LLC, grantee), and 20240726-0056784 (Green Hills Commons, LLC, grantee), Register's Office for Davidson County, Tennessee.

45327412.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Aug 31, 2024 (date of document).

Affiant Signature

09/18/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of September, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

