Karen Johnson Davidson County
Batch# 1188201 DEEDQC
10/01/2024 08:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241001-0075771

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Brookside Properties, Inc. 2002 Richard Jones Road, Suite C-200 Nashville, TN 37215 Attn: David P. Crabtree	11714015000	c/o Brookside Properties, Inc. 2002 Richard Jones Road, Suite C-200 Nashville, TN 37215 Attn: David P. Crabtree

This instrument prepared by and return to: Bradley Arant Boult Cummings LLP (APC)
1221 Broadway, Suite 2400, Nashville, Tennessee 37203

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, HILLSBORO NASHVILLE, LP, a Delaware limited partnership ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **ENDEAVOR PARTNERS, LLC**, a Tennessee limited liability company, as to a 53.5338% undivided interest as a tenant in common and **4012 GH, LLC**, a Tennessee limited liability company, as to a 46.4662% undivided interest as tenant in common (collectively, the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by reference, (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $-00-. Stacey Palmer
Affiant

Subscribed and sworn to before me this 30 day of September, 2024.

Notary Public

My Commission Expires:

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 24 day of September, 2024, but effective as of 30th day of September 2024.

GRANTOR:

HILLSBORO NASHVILLE LP,
a Delaware limited partnership

By:_____
Name: Chris Galligan
Title: Authorized Signatory

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chris Galligan, 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 Signatory of Hillsboro Nashville LP, a Delaware limited partnership, the within named bargainor, and that as Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by Chris Galligan as Authorized Signatory.

Witness my hand and seal, at office in Bala Cynwyd, Pennsylvania, this the 24 day of September 2024.

Kimberly Cain
NOTARY PUBLIC

My Commission Expires: 5/3/2025

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

EXHIBIT A

Legal Description

Located in the 25TH Council District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a mag nail (found) in the southeasterly right-of-way for Hillsboro Pike, said mag nail being a northwesterly corner of the Fenner-Spelman, LP property, Deed Book 7739, Page 108 (RODCT), having a Tennessee State Plane grid coordinate value of N: 645,369.90 US Feet; E: 1,727,528.57 US Feet; and being the southwesterly corner of the herein property described;

Thence, continuing with said right-of-way, North 42°05'34" East 88.92 feet to the northwesterly corner of the herein property described, said corner being N: 0.09 US Feet; E: -0.09 US Feet from a mag nail (found), said mag nail being a southwesterly corner of the Jim Crossman Realty, LLC property, Instrument No. 20201130-0139141 (RODCT);

Thence, continuing with Crossman and the Green Hills Court property, Instrument No. 19991230-0308901 (RODCT), South 70°30'43" East 324.87 feet to a chisel mark (found) in the northwesterly right-of-way for Alley #1710;

Thence, continuing with right-of-way for said Alley, South 42°05'37" West 214.00 feet to an iron pin (found), said iron pin being a northeasterly corner of said Fenner-Spelman property;

Thence, continuing with Fenner-Spelman, North 47°51'59" West 299.91 feet to the Point of Beginning, containing in all 1.04 acres, or 45,424 square feet, more or less.

Being the same property conveyed to Hillsboro Nashville LP, a Delaware limited partnership, by Deed from Morehead Enterprises, LLC, a Tennessee limited liability company, of record in Instrument No. 20230127-0006375, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 9 / 24 / 2024

Bainbridge Dillion
Affiant Signature

Date: 9/ 30 / 2024

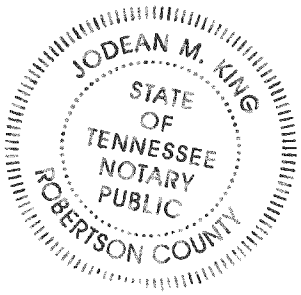
State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of September, 2024 .

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 9 / 30 / 2024