Karen Johnson Davidson County
Batch# 1188506 DEEDQC
10/02/2024 08:24:30 AM 6 pgs
Fees: $37.00 Taxes: $0.00
20241002-0076203

THIS INSTRUMENT PREPARED BY:

Wick Phillips
3131 McKinney Avenue, Suite 500
Dallas, Texas 75204
Attention: Rachel Sam

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

NXRT Brandywine LP, LLC
300 Crescent Court, Suite 700
Dallas, Texas 75201

NXRT Brandywine LP, LLC
300 Crescent Court, Suite 700
Dallas, Texas 75201

Map:
Parcel: 147 00 0 041.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

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

Notary Public

My commission expires:

CASANDRA NICOLE HERNANDEZ
Notary ID #134404367
My Commission Expires
June 13, 2027

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, **SOF BRANDYWINE II OWNER, L.P.**, a Delaware limited partnership, by these presents do hereby quitclaim and convey unto **NXRT BRANDYWINE LP, LLC**, a Delaware limited liability company ("**Grantee**"), all of Grantor's interest in the real property located in Davidson County, Tennessee, legally described as:

See legal description set forth in Exhibit A attached hereto and incorporated by this reference (the "**Property**"),

together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments and those matters of title (the "**Permitted Encumbrances**") filed of record.

SIGNATURE PAGE FOLLOWS

This instrument is executed on this the 1st day of October, 2024.

SOF BRANDYWINE II OWNER, L.P.,
a Delaware limited partnership

By: NXRT Brandywine GP II, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Name: Matt McGraner
Title: Authorized Signatory

STATE OF TEXAS

COUNTY OF DALLAS

On September 30, 2024 before me, Casandra Hernandez, a Notary Public in and for said State, personally appeared Matt McGraner, Authorized Signatory of NXRT Brandywine GP II, LLC, a Delaware limited liability company, the General Partner of SOF Brandywine II Owner, L.P., a Delaware limited partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

CASANDRA NICOLE HERNANDEZ
Notary ID #134404367
My Commission Expires
June 13, 2027

Notary's Signature _____
My Commission Expires: _____

EXHIBIT A

Legal Description

Parcel 1:

Being a parcel of land in Nashville, First Civil District, Thirty-Second Councilmanic District, Davidson County, Tennessee, located on the easterly side of Edmondson Pike, south of Greentree Drive and being Lot No. 1 as shown on the Plan of Sundance as of record in Book 6250, Page 106, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly right-of-way line of Edmondson Pike, said point being southerly 585.9 feet more or less from the centerline of Greentree Drive; a 50-foot right-of-way; thence, leaving said right-of-way line with the southerly line of Candlestick Farms, Section One as of record in Book 3300, Page 56, Register's Office of Davidson County, Tennessee, S 86° 54' 47" E, 553.88 feet to a point; thence, with the southerly line of Candlestick Farms, Section Four as of record in Book 3600, Page 71, Register's Office of Davidson County, Tennessee, the following calls; S 86° 49' 21" E, 363.84 feet to a point: S 88° 18' 36" E, 149.12 feet to a point; S 87° 46' 25" E, 204.60 feet to a point; thence, with a southerly line of McMurray Hills as of record in Book 3700, Page 5, Register's Office of Davidson County, Tennessee, S 87° 48' 03" E, 110.99 feet to a point; thence, with a westerly line of said McMurray Hills S 00° 26' 05" W, 337.90 feet to a point; thence leaving said line with the northerly line of Lot No. 2 as shown on the aforementioned Plan of Sundance the following calls: N 89° 55' 34" W, 217.45 feet to a point; S 21° 15' 02" W, 193.13 feet to a point; S 07° 47' 48" E, 205.49 feet to a point; N 76° 09' 09" W, 278.30 feet to a point; S 57° 10' 23" W, 50.29 feet to a point; with a curve to the left 436.36 feet to a point; said curve having a central angle of 64° 31' 10", a radius of 387.50 feet, a tangent of 244.59 and a chord of S 72° 51' 34" W, 413.66 feet; S 40° 35' 59" W, 73.87 feet to a point with a curve to the right 224.69 feet to a point, said curve having a central angle of 60° 34' 55", a radius of 212.50 feet, a tangent of 124.13 feet and a chord of S 70° 53' 27" W, 214.36 feet; N 78° 49' 06" W, 24.86 feet to a point; with a curve to the right 262.87 feet to a point, said curve having a central angle of 80° 19' 33", a radius of 187.50 feet, a tangent of 158.24 feet and a chord of N 38° 39' 20" W, 241.86 feet; N 73° 11' 57" W, 64.80 feet to a point; N 55° 00' 29" W, 54.76 feet to a point; with a curve to the left 85.36 feet to a point, said curve having a central angle of 13° 58' 26', a radius of 350.00 feet, a tangent of 42.89 feet and a chord of N 61° 59' 42" W, 85.15 feet; N 68° 58° 55' W, 33.13 feet to a point in the easterly right-of-way line of Edmondson Pike; thence, with said right-of-way line with a curve to the right 209.06 feet to a point, said curve having a central angle of 04° 13' 49", a radius of 2,831.57 feet, a tangent of 104.58 feet, and a chord of N 16° 31' 06" E, 209.01 feet; thence, continuing with said right-of-way line N 18° 38' 00" E, 528.26 feet to the point of beginning.

Parcel 2:

Easement(s) benefiting Parcel 1 of Tract 2, as set forth in Access and Utility Easement and Easement for Encroachment, of record in Book 9286, Page 122, in the Register's Office of Davidson County, Tennessee.

Parcel 3:

Easement(s) benefiting Parcel 1 of Tract 2, as set forth in Easement Agreement for Reciprocal Access Instrument No. 200003010020298, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to SOF Brandywine II Owner, L.P., a Delaware limited partnership, by Deed from WDOP SUB I LP, a Delaware limited partnership, of record in Instrument No. 201705030043649, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Russell Dickson, 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 October 1, 2024 (date of document).

Affiant Signature

October 1, 2024
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 1st day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3-29-28

NOTARY'S SEAL

SHANNON NICOLE NETTLES
Notary Public, State of Texas
Comm. Expires 03-29-2028
Notary ID 128935973