Karen Johnson Davidson County
Batch# 1205420 DEEDQC
11/14/2024 02:57:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20241114-0088925

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	10402039600 10402039800 10402039900 10403002600	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, **PARK PLACE RETAIL PARTNERS**, a Tennessee general partnership ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **JAMES CROSSMAN**, an individual, as to a 1.4652% undivided interest as a tenant in common, **FAISUE PARTNERS**, a Tennessee general partnership, as to a 3.0371% undivided interest as a tenant in common, **FAITH YOUNG 1969 TRUST**, a trust formed under the laws of Tennessee, as to a 1.4652% undivided interest as a tenant in common, **ANDREWS FAMILY PARK PLACE PARTNERS**, a Tennessee general partnership, as to a 4.4689% undivided interest as a tenant in common, **SIMON FAMILY PARTNERS**, a Tennessee general partnership, as to a 4.3956% undivided interest as a tenant in common, **PARKES PARK PLACE, LLC**, a Delaware limited liability company, as to a 3.6630% undivided interest as a tenant in common, **LEZ STRATEGIC REALTY PARTNERS, LLC**, a Tennessee limited liability company, as to a 20.6427% undivided interest as tenant in common, **PEH STRATEGIC REALTY PARTNERS LLC**, a Tennessee limited liability company, as to a 20.6427% undivided interest as tenant in common, and **HART FAMILY INVESTMENT COMPANY, LLC**, a Tennessee limited liability company, as to a 9.7323% 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.

13th IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this day of November, 2024.

GRANTOR:

PARK PLACE RETAIL PARTNERS,
a Tennessee general partnership

By: Crabtree Family Park Place, LLC, a Delaware limited liability company,

By: _____
David P. Crabtree, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of Crabtree Family Park Place, LLC, a Delaware limited liability company, which is the Managing Partner of **PARK PLACE RETAIL PARTNERS**, a Tennessee general partnership, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of November, 2024.

_____
Notary Public

My Commission Expires: 07-07-2025

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

4893-0216-5750.2

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $0.00.

Affiant

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

Notary Public

My Commission expires: 07-18-2028

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

EXHIBIT A

Legal Description

Tracts I and II

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of West End Home for Ladies Subdivision, 2nd revision, of record in Plat Book 6050, Page 32, and parts of lots 2 and 7 with Lot 3 and part of a closed alley from Williams Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, of record in Plat Book 161, Page 77 at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a chiseled "X" at the intersection of the easterly right-of-way line of 29th Avenue South, 40' in width, and the southerly right-of-way line of West End Avenue;
Thence leaving the easterly right-of-way line of 29th Avenue South with the southerly right-of-way line of West End Avenue for the following three calls:
1) North 43 deg 21 min 43 sec East, 75.38 feet to an existing iron rod;
2) North 43 deg 58 min 17 sec East, 63.83 feet to an existing iron rod;
3) With a curve to the right having a radius of 1477.64 feet, a curve length of 278.70 feet, a central angle of 10 deg 48 min 23 sec, and a chord bearing and distance of North 50 deg 37 min 28 sec East, 278.28 feet to a railroad spike at a corner common with the property of Lagasse Family Partners, LLC, as of record in Instrument Number: 20120524-0045276, at the Register's Office for Davidson County, Tennessee;
Thence leaving the southerly right-of-way line of West End Avenue with the westerly line of said Lagasse Family Partners, LLC, South 31 deg 56 min 05 sec East, 363.60 feet to an iron rod at a corner common with the property of Vanderbilt University of record in Deed Book 4203, Page 929 and Instrument Number: 20021021-0128760, at the Register's Office for Davidson County, Tennessee;
Thence with the northerly line of Vanderbilt University, South 57 deg 51 min 02 sec West, 64.69 feet to an existing iron rod;
Thence with the westerly line of Vanderbilt University, South 31 deg 46 min 12 sec East, 16.00 feet to an existing iron rod at the northeast corner of Reserve Parcel "A" of record in Plat Book 6050, Page 32 at the Register's Office for Davidson County, Tennessee;
Thence with the northerly line of said Reserve Parcel "A", South 58 deg 22 min 33 sec West, 201.25 feet to a pk nail set on the easterly right-of-way line of Alley No. 915, 10 feet in width;
Thence with the easterly right-of-way line of said Alley No. 915, North 31 deg 51 min 27 sec West, 115.09 feet to a pk nail set at the intersection of the easterly right-of-way line of said Alley No. 915 and the northerly right-of-way line of Alley No. 912, 10 feet in width;
Thence leaving the easterly right-of-way line of said Alley No. 915 with the northerly right-of-way line of said Alley No. 912, South 58 deg 49 min 19 sec West, 145.07 feet to a chiseled "X" in the easterly right-of-way line of said 29th Avenue South;
Thence leaving the northerly right-of-way of Alley No. 912, with the easterly right-of-way of 29th Avenue South, North 31 deg 53 min 49 sec West, 191.03 feet to the POINT OF BEGINNING. Containing 126,869 square feet or 2.912 acres more or less.

Being the same property conveyed to Park Place Retail Partners, as of record in Instrument Number: 20101103-0088195 and part of Instrument Number: 20101103-0088195, at the Register's Office for Davidson County, Tennessee.

Tracts III and IV

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 8 and 9, on Williams Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, of record in Plat Book 161, Page 77 at the Register's Office for Davidson County, Tennessee;

Beginning at an existing pk nail at the intersection of the easterly right-of-way line of 29th Avenue South and the southerly right-of-way line of Alley No. 912;
Thence leaving the easterly right-of-way line of 29th Avenue South with the southerly right-of-way line of Alley No. 912, North 58 deg 49 min 19 sec East, 135.06 feet to a point at the intersection of the southerly right-of-way line of Alley No. 912, and the westerly right-of-way line of Alley No. 915;
Thence leaving the southerly right-of-way line of Alley No. 912 with the westerly right-of-way line of Alley No. 915, South 31 deg 51 min 27 sec East, 100.04 feet to a pk nail set at a corner common with the property Robert M. & Cynthia A. Parten, as of record in Instrument Number 20080827-0088002, at the Register's Office for Davidson County, Tennessee;
Thence leaving the westerly right-of-way line of Alley No. 915 with the northerly line of Robert M. & Cynthia A. Parten, South 58 deg 49 min 19 sec West, 134.99 feet to an existing iron rod on the easterly right-of-way line of 29th Avenue South;
Thence with the easterly right-of-way line of 29th Avenue South, North 31 deg 53 min 49 sec West, 100.04 feet to the POINT OF BEGINNING. Containing 13,507 square feet or 0.310 acres more or less.

Being part of the same property conveyed to Park Place Retail Partners, as of record in Instrument Number: 20101103-0088195, at the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 November 13, 2024.

Date

Affiant Signature

November 14, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of November, 2024.

Notary's Signature

My Commission Expires: 9-8-25
Date

Notary Seal (if on paper)

