Karen Johnson Davidson County
Batch# 1208653 DEEDQC
11/26/2024 03:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241126-0092617

THIS INSTRUMENT **PREPARED BY:**
Nelson Mullins Riley & Scarborough
Woods Drinkwater
1222 Demonbreun Street, Suite 1700
Nashville, Tennessee 37203

WHEN RECORDED, RETURN TO:
Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206

STATE OF Maryland
COUNTY OF Montgomery.

The actual consideration or value, whichever is greater, for this transfer is: $0.00

Myron Dowell
Affiant

Subscribed and sworn to before me this 21st day of November 2024.

Aruna Sharma
Notary Public

My commission expires: 02/23/2026

ARUNA SHARMA NOTARY PUBLIC PRINCE GEORGE'S COUNTY, MARYLAND EXP. 2-23-2026

QUITCLAIM DEED

Name and Address of New Owner:	Send Tax Bills To:	Parcel No.:
BEST STREET, GP 823 Tyne Blvd. Nashville, TN 37220	SAME	086-00-0-149.00 086-00-0-150.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, **STRATEGIC OPTIONS INTERNATIONAL, LLC,** a Tennessee limited liability company (the "*Grantor*"), by these presents does quitclaim, transfer and convey unto **BEST STREET, GP**, a Tennessee general partnership (the "*Grantee*"), and its successors and assigns, all of Grantor's interest as owner in a certain parcel of improved real property located at 3941 Dodson Chapel Road and 3957 Dodson Chapel Road, Hermitage, Davidson County, Tennessee (the "*Property*"), more particularly described in Exhibit A, attached hereto and incorporated herein.

The Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property.

SIGNATURE PAGE
TO
QUITCLAIM DEED

Witness my hand this 21st day of November 2024.

GRANTOR:

STRATEGIC OPTIONS INTERNATIONAL, LLC, a Tennessee limited liability company

By: _____
Myron Dowell, Managing Member

STATE OF Montgomery)
COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, duly commission and qualified, personally appeared Myron Dowell, 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 managing member of Strategic Options International, LLC, a Tennessee limited liability company, the within named bargainor, and that he, in such capacity, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 21st day of November 2024.

Aruna Sharma.
Notary Public

My Commission Expires: 02/23/2026

ARUNA SHARMA NOTARY PUBLIC PRINCE GEORGE'S COUNTY, MARYLAND Exp 2-23-2026

[END OF SIGNATURE PAGE]

EXHIBIT A

Description of the Property

Land situated in Hermitage, Davidson County, Tennessee, more particularly described as follows on that certain ALTA/NSPS Land Title Survey dated July 12, 2022, prepared by Joey C. Wilson II, RLS No. 2089, for Wilson & Associates, P.C.:

LAND LYING ON THE EAST SIDE OF DODSON CHAPEL ROAD SOUTH OF CENTRAL PIKE IN THE FOURTEENTH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE **NORTH** BY SHERIF THABET RAMZI ROUFAIL AS RECORDED IN INSTRUMENT #20210629-0087963 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.); BOUNDED ON THE **EAST** BY BETTIE J. WINTON, TRUSTEE AS RECORDED IN INSTRUMENT #20080201-0010803, R.O.D.C.T. AND BY CHERRY CREEK MULTIFAMILY HOLDINGS, LLC AS RECORDED IN INSTRUMENT #20150521-0047184, R.O.D.C.T.; BOUNDED ON THE **SOUTH** BY "FLEETWOOD – EAST" AS RECORDED IN PLAT BOOK 7900, PAGE 427, R.O.D.C.T. AND BOUNDED ON THE **WEST** BY DODSON CHAPEL ROAD AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY OF WILSON & ASSOCIATES DATED 7-12-2022, JOEY C. WILSON II, PE, RLS, TN PE NO. 106976, TN RLS NO 2089, AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT (FOUND) ON THE EAST RIGHT OF WAY LINE OF DODSON CHAPEL ROAD WITH A TENNESSEE STATE PLANE COORDINATE OF NORTH 670,075.8610 EAST 1,787,134.4150;

THENCE, WITH THE SOUTHERN BOUNDARY OF THE DODSON CHAPEL ROAD RIGHT OR WAY, S 81°14'13" E, FOR A DISTANCE OF 13.45 FEET TO AN IRON PIN ST AT THE POINT OF BEGINNING;

THENCE, WITH THE EAST RIGHT OF WAY LINE OF DODSON CHAPEL ROAD, N 07°06'18" E, FOR A DISTANCE OF 562.28 FEET TO AN IRON PIN SET AT A POINT NEAR THE SOUTHWEST CORNER OF SHERIF THABET RAMZI ROUFAIL AND BEING THE NORTHWEST CORNER OF STRATEGIC OPTIONS INTERNATIONAL, LLC (TRACT 2 INCLUDED IN THIS DESCRIPTION);

THENCE, WITH THE SOUTH LINE OF SHERIF THABET RAMZI ROUFAIL, S 83°04'32" E, FOR A DISTANCE OF 82.61 FEET TO AN IRON PIPE FOUND ON THE WEST LINE OF BETTIE J. WINTON, TRUSTEE;

THENCE, WITH THE WEST LINE OF BETTIE J. WINTON, TRUSTEE, S 07°50'22" W, FOR A DISTANCE OF 171.21 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER THEREOF; THENCE, WITH THE SOUTH LINE OF BETTIE J. WINTON, TRUSTEE, S 80°39'37" E, FOR A DISTANCE OF 263.50 FEET TO AN IRON PIN FOUND ON THE WEST LINE OF CHERRY CREEK MULTIFAMILY HOLDINGS, LLC;

THENCE, WITH THE WEST LINE OF CHERRY CREEK MULTIFAMILY HOLDINGS, LLC, S 07°31'29" W, FOR A DISTANCE OF 390.94 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 5 OF "FLEETWOOD – EAST";

THENCE, WITH THE NORTH LINE OF "FLEETWOOD – EAST", N 81°14'13" W, FOR A DISTANCE OF 340.99 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING. CONTAINING 148,247

SQUARE FEET OR 3.41 ACRES, MORE OR LESS.

BEING A PART OF THE SAME PROPERTY CONVEYED TO STRATEGIC OPTIONS INTERNATIONAL, LLC BY DEED RECORDED IN INSTRUMENT #20220414-0043342, REGISTER'S OFFICE FOR DAVIDSON COUNTY AS TO AND BY DEED RECORDED IN INSTRUMENT #20210521-0069399, SAID REGISTER'S OFFICE.

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 11 / 21 / 2024

Bainbridge Dillion
Affiant Signature

Date: 11 / 26 / 2024

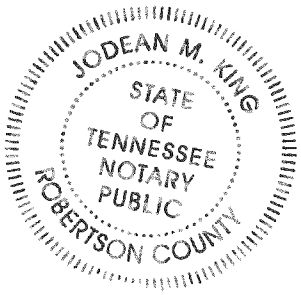
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of November, 2024 .

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 11 / 26 / 2024