Karen Johnson Davidson County
Batch# 1220174 DEEDQC
12/27/2024 08:16:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241227-0100057

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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number:
636 Grassmere LLC c/o MarketStreet Equities Co. 333 11th Ave South, Ste. 400 Nashville, Tennessee 37203	Same	133-00-0-129.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NASHVILLE URBAN PARTNERS 2005, LLC**, a Tennessee limited liability company ("Grantor"), hereby quitclaims and conveys to **636 GRASSMERE LLC**, a Tennessee limited liability company, and its successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to the property described on Exhibit A hereof.

This is improved property known as 636 Grassmere Park, Nashville, Davidson County, Tennessee, 37211.

Dated as of this 20th day of December, 2024, but effective as of January 1, 2024.

[Signatures Follow on Next Page.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above.

GRANTOR:

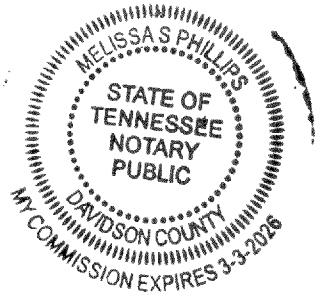
NASHVILLE URBAN PARTNERS 2005, LLC,
a Tennessee limited liability company

BY: _____
NAME: JAMES S. TURNER, JR.
TITLE: MANAGER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared JAMES S. TURNER, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he is the Manager of Nashville Urban Partners 2005, LLC, a Tennessee limited liability company; the within named bargainor, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained.

Witness my hand and seal, at office, this 20th day of December, 2024.



Melissa S Phillips
Notary Public
My Commission Expires: 3-3-2026

(Signature page – Quitclaim Deed – Grassmere)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant (Representative of Grantee)

Subscribed and sworn to before me this 20 day of December, 2024.

Notary Public

My Commission Expires: 5-3-2027

VALERIE CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

(Signature page - Quitclaim Deed – Grassmere)

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot 4 of the Plan of Grassmere, Section Three, of record in Plat Book 6200, page 79, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description, and which is also described as:

Beginning at a point in the easterly margin of Grassmere Park at the common point with Grassmere, Section Three, said point being approximately 1,526.00 feet from the easterly margin of Trousdale Drive; thence, continuing with said westerly margin of Grassmere Park along a curve to the left having a central angle of 32 degrees 20 minutes and a radius of 315.00 feet, a distance of 177.76 feet to a point; thence, continuing with said easterly margin, north 00 degrees 09 minutes east, 165.00 feet to a point; thence, with the proposed easterly margin of Grassmere Park as extended along a curve to the left having a central angle of 29 degrees 23 minutes 29 seconds and a radius of 340.00 feet, a distance of 174.41 feet to a point; thence north 87 degrees 05 minutes 50 seconds east, 434.38 feet to a common corner with the Cumberland Museum property; thence with the common line with the Cumberland Museum property, south 00 degrees 09 minutes west 670.00 feet to a point, said point being the northeasterly corner of Grassmere, Section Two; thence, with the common line of Grassmere, Section Two, north 89 degrees 51 minutes west, 338.00 feet, north 34 degrees 23 minutes 12 seconds west, 177.87 feet to the point of beginning, containing 259,663.00 square feet or 6.02 acres, more or less.

ALSO DESCRIBED ACCORDING TO A SURVEY PREPARED BY MICHAEL H. CHARETTE, RLS NO. 2048, OF CHERRY LAND SURVEYING, INC., JOB NO. 21138:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 4 of Section Three, Grassmere, as of record in Plat Book 6200, Page 79, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Grassmere Park, at a comer common with Lot 3 of Section Two, Grassmere, as of record in Plat Book 6200, Page 77, at the Register's Office for Davidson County, Tennessee, also being the property of EP Grassmere, LLC, as of record in Instrument Number: 20131001-0102996, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of Grassmere Park, with a curve to the left, along an arc length of 177.70 feet, the central angle of which is 32 deg 19 min 20 sec, the radius of which is 315.00 feet, the chord of which is North 19 deg 34 min 01 sec East, 175.35 feet to an existing iron rod;

Thence North 03 deg 24 min 21 sec East, 334.00 feet to an existing iron rod, at a corner common with Lot 8 of Second Revision Lots 5 & 8, Resubdivision of Lot 5 & 6, Section Four, Grassmere, as of record in Plat Book 9700, Page 615, at the Register's Office for Davidson County, Tennessee, also being the property of Grassmere IV, L.P., as of record in Deed Book 11061, Page 510, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Grassmere Park, with the southerly property line of said Lot 8, South 89 deg 36 min 52 sec East, 390.86 feet to an existing concrete monument, at a corner common with the property of Metro Government Grassmere, as of record in Deed Book 9717, Page 291, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Metro Government Grassmere, South 03 deg 26 min 03 sec West, 669.46 feet to an existing iron rod at a comer common with said Lot 3;

Thence with the northerly property line of said Lot 3, North 86 deg 37 min 00 sec West, 337.92 feet to an existing iron rod;

Thence North 31 deg 07 min 49 sec West, 177.93 feet to the POINT OF BEGINNING, as surveyed by Michael H. Charette, RLS No. 2048, of Cherry Land Surveying, Inc. located at 622 West Iris Drive, Nashville, Tennessee 37204, dated January 18, 2022, last revised March 1, 2022, Job No. 21138.

Being the same property conveyed to Nashville Urban Partners 2005, LLC, a Tennessee limited liability company, by Special Warranty Deed from 636 Grassmere Park Drive Associates, L.P., a Tennessee limited partnership, of record in Instrument No. 20220404-0038855 in the Register' Office of Davidson County, Tennessee. See also quitclaim deed of record in Instrument No. 20220404-0038854 in said register's office.

45319162.2

Tennessee Certification of Electronic Document

I, Emerald Videnoir, 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 December 20, 2024 (date of document).

Emerald Videnoir
Affiant Signature

December 26, 2024
Date

State of Tennessee
County of Davidson

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

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 9-7-2026

NOTARY'S SEAL

