NAME & ADDRESS OF
PROPERTY OWNER AND
PARTY RESPONSIBLE FOR TAXES:

Cobblestone Corners Owner LLC
32 Cross Street, Suite 201
Lakewood, NJ 08701

Attn: Sam Walkin
Email: sam@brentwoodig.com

Karen Johnson Davidson County
Batch# 1228657 DEEDQC
01/21/2025 03:56:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250121-0004682

(Space Above For Recorder's Use)

MAP PARCEL NUMBERS: 06100007500

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into this 9th day of January, 2025, by **Cobblestone Corners, L.P.,** a Tennessee limited partnership, as Grantor, and **Cobblestone Corners Owner LLC,** a Delaware limited liability company, having an address of 32 Cross Street, Suite 201, Lakewood, NJ 08701, as Grantee.

W I T N E S S E T H:

That for and in consideration of the sum of $10.00 and other valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby remise, release and forever quitclaim unto the Grantee all of Grantor's right, title and interest, if any, in and to that certain parcel of land lying and being in the Davidson County, Tennessee (the "Property"), as more particularly described in **Exhibit A** attached hereto.

Being a portion of the property conveyed to Cobblestone Corners, L.P., a Tennessee limited partnership by Special Warranty Deed from Ashworth & Boyson Development Company, a Tennessee corporation, dated October 24, 1997 and filed for record on October 27, 1997 in Book 10658, Page 855, Register's Office for Davidson County, Tennessee.

This conveyance is made expressly subject to and the beneficiary of any and all the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title of record (excluding financial liens) to the property conveyed herein, and to matters visible upon inspection.

[*Signature on Following Page*]

WITNESS the following signatures and seals this the day and year first above written.

GRANTOR:

COBBLESTONE CORNERS, L.P.,
a Tennessee limited partnership

By: _____

Name: John D. McGrath

Title: general partner

ELLEN E DELANO
Notary Public - Arizona
Maricopa County
Commission # 664821
My Comm. Expires May 6, 2028

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 17 day of DECEMBER 2024, by John D. McGrath, the General Partner of Cobblestone Corners, L.P., a Tennessee limited partnership, for and on behalf thereof.

_____
Notary Public

My Commission Expires
MAY 6, 2028

THIS INSTRUMENT WAS DRAFTED BY
AND AFTER RECORDING RETURN TO:

_____
_____
_____
_____

Oath of consideration on transfers of property:

State of Massachusetts

County of Suffolk

I/we hereby swear or affirm that the actual consideration for this transfer or the Value of the property transferred, whichever is greater is $10.00 which Amount is equal to or greater than that which the property would command at a Fair and voluntary sale.

Subscribed and sworn to before me
This 15th day of January 2025.

Affiant

Notary Public
My commission expires: 3/9/29

Tina Hicks
Notary Public, Commonwealth of Massachusetts
My Commission Expires March 9, 2029

Exhibit A
to Quitclaim Deed

A TRACT OF LAND LOCATED IN THE EIGHTH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY PLAN ENTITLED "PHASE III, POPLAR GLENN" OF RECORD IN PLAT BOOK 6900, PAGE 826, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.); ON THE EAST BY LEMONT DRIVE (50 FOOT RIGHT-OF-WAY) AND THE ELLINGTON VIEW APARTMENTS, L.P. PROPERTY OF RECORD IN INSTRUMENT NUMBER 200212090151703, R.O.D.C.T., THE SAME ON BEING LOT 2 ON THE PLAN ENTITLED "RESUBDIVISION OF LOT 2, MAPLE PARK SUBDIVISION" OF RECORD IN INSTRUMENT NUMBER 200402090015343, R.O.D.C.T., THE HOWARD F. GEHRIG, ETAL PROPERTY OF RECORD IN INSTRUMENT NUMBER 20111101700890307, R.O.D.C.T., THE TERRA FIRMA PROPERTIES, LLC OF RECORD IN INSTRUMENT NUMBER 20081140112817, R.O.D.C.T., THE SAME BEING LOT 1 ON THE PLAN ENTITLED "PITTS TWO LOT SUBDIVISION" OF RECORD IN INSTRUMENT NUMBER 200707200086825, R.O.D.C.T., THE STEPHEN AND BAILEY SHUGART PROPERTY OF RECORED IN INSTRUMENT NUMBER 201408260077614, THE SAME BEING LOT 2 ON SAID PLAN OF "PITTS TWO LOT SUBDIVISION", ON THE SOUTH BY BEN ALLEN ROAD (RIGHT-OF-WAY WIDTH VARIES); ON THE WEST BY ELLINGTON PARKWAY (RIGHT-OF-WAY WIDE VARIES) AND BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY KEVIN L. BIRDWELL, RLS NUMBER 1797, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN 37206, TELEPHONE 615-244-8591 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD) AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF BEN ALLEN ROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE EAST RIGHT-OF-WAY OF ELLINGTON PARKWAY (RIGHT-OF-WAY WIDTH VARIES) ; THENCE, WITH THE EASTERLY RIGHT-OF-WAY OF ELLINGTON PARKWAY THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 09 DEGREES 51 MINUTES 55 SECONDS EAST, 644.70 FEET TO A CONCRETE MONUMENT (OLD);

2. NORTH 10 DEGREES 57 MINUTES 01 SECONDS EAST, 259.54 FEET TO A CONCRETE MONUMENT (OLD);

3. NORTH 04 DEGREES 27 MINUTES 15 SECONDS EAST, 143.33 FEET TO A CONCRETE MONUMENT (OLD) STAMPED "RSA" (RAGAN-SMITH ASSOCIATES); THENCE, LEAVING SAID ELLINGTON PARKWAY WITH THE SOUTHERLY LINE OF OPEN SPACE AND LOTS 43 THROUGH 51 OF PLAN ENTITLED "PHASE III, POPLAR GLENN" OF RECORD IN PLAT BOOK 6900, PAGE 826, R.O.D.C.T., NORTH 69 DEGREES 33 MINUTES 11 SECONDS EAST, 417.24 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA" IN THE WESTERLY RIGHT-OF-WAY OF LEMONT DRIVE (50 FOOT RIGHT-OF-WAY);

THENCE, WITH THE WESTERLY LINE OF SAID LEMONT DRIVE AND THE WESTERLY LINES OF ELLINGTON VIEW APARTMENTS, L.P., THE SAME BEING LOT 2 OF PLAN

ENTITLED "RESUBDIVISION OF LOT 2, MAPLE PARK SUBDIVISION" THE FOLLOWING TEN BEARINGS AND DISTANCES:

1. SOUTH 20 DEGREES 57 MINUTES 37 SECONDS EAST, 55.49 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";

2. SOUTH 21 DEGREES 18 MINUTES 58 SECONDS EAST, 19.81 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";

3. SOUTH 34 DEGREES 09 MINUTES 43 SECONDS EAST, 207.09 FEET TO AN IRON ROD (OLD) GRESHAM SMITH;

4. SOUTH 55 DEGREES 46 MINUTES 44 SECONDS WEST, 215.28 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";

5. SOUTH 51 DEGREES 26 MINUTES 58 SECONDS WEST, 79.12 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";

6. SOUTH 28 DEGREES 33 MINUTES 01 SECONDS WEST, 97.26 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";

7. SOUTH 17 DEGREES 47 MINUTES 33 SECONDS WEST, 54.90 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";

8. SOUTH 14 DEGREES 37 MINUTES 38 SECONDS WEST, 112.47 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";

9. SOUTH 02 DEGREES 46 MINUTES 31 SECONDS WEST, 115.71 FEET TO A PK NAIL (OLD);
10. SOUTH 52 DEGREES 01 MINUTES 18 SECONDS EAST, 76.93 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA" IN THE WESTERLY LINE OF THE HOWARD F. GEHRIG, ETAL PROPERTY; THENCE, WITH SAID WESTERLY LINE SOUTH 15 DEGREES 14 MINUTES 51 SECONDS WEST, 133.95 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY LINE OF THE TERRA FIRMA PROPERTIES, LLC, THE SAME BEING LOT 1 OF PLAN ENTITLED "PITTS TWO LOT SUBDIVISION";

THENCE, WITH THE NORTHERLY AND WESTERLY LINES OF LOTS 1 AND 2 ON SAID PLAN OF "PITTS TWO LOT SUBDIVISION", THE FOLLOWING TWO BEARINGS AND DISTANCES:
1. NORTH 68 DEGREES 32 MINUTES 02 SECONDS WEST, 201.30 FEET TO A 5/8" IRON ROD (OLD);
2. SOUTH 13 DEGREES 40 MINUTES 59 SECONDS WEST, 396.59 FEET TO A 15 INCH ELM BASE IN THE NORTHERLY RIGHT-OF-WAY OF BEN ALLEN ROAD (RIGHT-OF-WAY WIDTH VARIES);

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 53 DEGREES 17 MINUTES 22 SECONDS WEST, 140.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 354,658 SQUARE FEET OR 8.14 ACRES, MORE OR LESS.

Tennessee Certification of Electronic Document

I, Tina Hicks, 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 January 3, ~~2024~~ 2025 (date of document).

Tina Hicks
Affiant Signature

January 3, ~~2024~~ 2025
Date

~~State~~ Commonwealth of Massachusetts

County of Suffolk

Sworn to and subscribed before me this 3rd day of January, 2025.

Susan Baghough
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Susan Baghough
Notary Public, Commonwealth of Massachusetts
My Commission Expires February 10, 2028