Karen Johnson Davidson County
Batch# 1233096 DEEDQC
02/03/2025 03:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250203-0008156

FROM: SEV METROCENTER IV, LLC, a Tennessee limited liability company

TO: SOUTHEAST VENTURE, LLC, a Tennessee limited liability company

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Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Southeast Venture LLC 4030 Armory Oaks Drive Nashville, TN 37204	SAME	07016003500

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2024.

KIM INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Notary Public

My Comm. Expires: 10.04.27

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **SEV METROCENTER IV, LLC**, a Tennessee limited liability company, hereinafter called "Grantor," by these presents, does hereby quitclaim and convey all its right, title and interest to **SOUTHEAST VENTURE, LLC**, a Tennessee limited liability company, hereinafter called "Grantee", its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is unimproved property located at 0 Athens Way, Nashville, Tennessee 37228.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of December 31, 2024.

GRANTOR:

SEV METROCENTER IV, LLC,
a Tennessee limited liability company

By: Southeast Venture, LLC, a Tennessee limited liability company, its Manager

By: _____
Name: Cameron W. Sorenson
Title: Authorized Member

ACKNOWLEDGMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cameron W. Sorenson, 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 Authorized Member of Southeast Venture, LLC, a Tennessee limited liability company, the Manager of **SEV METROCENTER IV, LLC**, the within bargainor, a Tennessee limited liability company, and that he in such capacity, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself in such capacity.

Witness my hand and seal, at office in Nashville, TN, this the 31 day of December, 2024.

KIM INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

_____
NOTARY PUBLIC

[S E A L]

My Commission Expires: 10.04.27

EXHIBIT A

The Property

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of Athens Way being Lot No. 18D as shown on the Plan of Resubdivsion of Metrocenter, Tract 18C of record in Instrument No. 200512270153815, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Athens Way at the southeast corner of herein described tract;

THENCE, leaving said margin with the north line of Lake Front Office Park, L.L.C., of record in Instrument No. 200709180111749, R.O.D.C., N64°01'02"W, 952.42 feet to a point;

THENCE, with the east line of Tennessee Football, L.P. of record in Book 10933, page 809, R.O.D.C., N19°30'00"E, 906.56 feet to a point;

THENCE, with the south line of Fed VI, LLC of record in Book 11116, page 596, R.O.D.C., S39°34'46"E, 319.57 feet to a point;

THENCE, S50°38'05"E, 144.29 feet to an iron pin;

THENCE, S66°15'50"E, 234.12 feet to an iron pin;

THENCE, with the line of Tennessee Bankers Association of record in Instrument No. 200512290156426, R.O.D.C. the following calls:

S55°10'51"W, 65.15 feet to an iron pin,
S05°54'36"E, 292.80 feet to an iron pin,
S31°37'09"W, 327.37 feet to a nail in root of 12" Hackberry,
S54°52'00"E, 316.74 feet to an iron pin in the westerly margin of Athens Way;

THENCE, with a margin and a curve concave to the west having a central angle of 01°58'14", a radius of 1867.86 feet and a chord of S38°31'03"W, 64.24 feet for an arc length of 64.24 feet to the point of beginning.

Containing 557,878 square feet or 12.81 Acres, more or less.

Being a portion of the same property conveyed to SEV METROCENTER IV, LLC, a Tennessee limited liability company from AMERICAN REALTY TRUST, a Georgia corporation by Special Warranty Deed recorded as Instrument No. 20071221-0146729.

Tennessee Certification of Electronic Document

I, Ashley Robles, 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 31, 2024 (date of document).

Ashley Robles
Affiant Signature

December 31, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of December, 2024.

Linda J. Boggess
Notary's Signature

MY COMMISSION EXPIRES: 3-3-2026

NOTARY'S SEAL

