Karen Johnson Davidson County
Batch# 1233096 DEEDQC
02/03/2025 03:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250203-0008157

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	07113001100

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 31st 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 101 Great Circle Road, 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.

_____
NOTARY PUBLIC

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

My Commission Expires: 10.04.27

EXHIBIT A

The Property

Tract 4I
Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located between Lot 1, Cumberland Bend Business Park of record in Plat Book 4885, page 165, R.O.D.C., and the Cumberland River, being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Interstate 65, said pin being N 86° 37' 37" E, 18.18 feet along said margin from the easterly margin of Great Circle Road;

THENCE, leaving said I-65 with Metro Nashville property, N 17° 58' 54" W, 270.00 feet;

THENCE, S 70° 55' 51' W, 0.69 feet to a point in the east line of 200 Cumberland Bend Real Estate, of record in Instrument No. 20011228143861, R.O.D.C.;

THENCE, with said 200 Cumberland Bend and a curve concave to the west having a central angle of 02° 01' 54",

a radius of 225.00 feet and a chord of N 20° 05' 06" W, 7.98 feet for an arc length of 7.98 feet to an iron pin;

THENCE, with a curve concave to the west having a central angle of 05° 57' 10", a radius of 3395.00 feet and a chord of N 24° 04' 36" W, 352.57 feet for an arc length of 352.73 feet to an iron pin;

THENCE, with the south line of Ambrose Printing Company, Inc., of record in Book 5847, page 133, R.O.D.C., N 62° 45' 29" E, 207.75 feet to the low water line of the Cumberland River;

THENCE, with said low water, S 25° 15' 00" E, 351.11 feet to a point;

THENCE, S 15° 00' 00" E, 350.00 feet to a point;

THENCE, S 11° 00' 00" E, 14.00 feet to a point in the north margin of I-65;

THENCE, with said margin, S 86° 36' 18" W, 197.37 feet to the Point of Beginning.

Containing 137,961 square feet or 3.17 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

