This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 1235191 DEEDQC
02/07/2025 08:25:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250207-0009328

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Greenbriar Property LLC 104 Woodmont Blvd, Suite 218 Nashville, TN 37205	Greenbriar Property LLC 104 Woodmont Blvd, Suite 218 Nashville, TN 37205	11810009300

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ABIETE REAL ESTATE ACQUISITIONS, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **GREENBRIAR PROPERTY LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2024 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of January, 2025.

GRANTOR:

ABIETE REAL ESTATE ACQUISITIONS, LLC,
a Delaware limited liability company

By: _____
Name: Rawleigh Pyne
Its: Authorized Signatory

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rawleigh Pyne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Authorized Signatory of **ABIETE REAL ESTATE ACQUISITIONS, LLC**, a Delaware limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30 day of January, 2025.

My Commission Expires:

9-8-25

Samantha Birdsall
Notary Public

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 30th day of January, 2025.

Affiant

Notary Public

My Commission Expires: 9-8-25



EXHIBIT "A"

Legal Description of the Property

Being a parcel of land lying in the 25th Council District of Davidson County, Tennessee as shown as Metro Parcel Identification number 11810009300. Said parcel being the Greenbriar Apartment Partnership Property as recorded as Lot 2 on the Plan of Nathaniel A. McNairy Land in Plan Book 1, Page 29 at the Register's Office of Davidson County, Tennessee (RODCT). Said parcel can be generally described as lying East of Pleasant Valley Rd, North of and adjacent to Thompson Lane, West of and adjacent to Franklin Pike and can be more specifically described as follows.

Beginning at a ½" iron pin set (capped "TTL") in the Western Right of Way (ROW) of Franklin Pike. Said pin having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 647908.09 and an Easting of 1740007.34. Said pin further lying N49°58'15"W a distance of 90.5' (more or less) from the intersection of Thompson Lane and Franklin Pike.

Thence, with said ROW S41°17'56"W a distance of 83.62' to a 1/2" iron pin set (capped "TTL") in the Northern ROW of Thompson Lane. Said pin being the Southeast corner of the herein described parcel of land.

Thence, leaving said Franklin Pike with said Thompson Lane the following three calls (each ending at a ½" iron pin set and capped "TTL"): S86°01'13"W a distance of 125.00';

Thence, N48°28'51"W a distance of 42.04';

Thence, S86°01'13"W a distance of 185.59' to a pin set at the Southeast corner of Lot 33 of Pleasant Valley Subdivision as recorded in Plat Book 1424, Page 63 RODCT. Said pin further being the Southwest corner of the herein described parcel of land.

Thence, leaving said Thompson Lane with said Pleasant Valley Subdivision the following four calls with each ending at a ½" iron pin set (capped "TTL"): N14°46'40"W a distance of 14.67';

Thence, N06°56'48"E a distance of 249.30';

Thence, N05°23'32"E a distance of 36.75';

Thence, N02°10'02"W a distance of 54.20' to a set ½" iron pin (capped "TTL"). Said pin being the Northwest corner of the herein described parcel of land and the Southwest corner of the Schatten & Schatten LP property as recorded in Record Book 8904, Page 99 RODCT.

Thence, leaving said Pleasant Valley with said Schatten N86°13'04"E a distance of 283.68' to a found magnail. Said magnail being the Northeast corner of the herein described parcel of land and the Southeast corner of said Schatten property. Said magnail further lying in said Western ROW of Franklin Pike.

Thence, leaving said Schatten with said ROW the following two calls: S17°37'30"E a distance of 42.50' to a found concrete monument;

Thence, S14°52'00"E a distance of 283.59' to the Point of Beginning. Containing 124,213.39 square feet or 2.85 acres, more or less. Together with and subject to any easements, covenants, conveyances, right of ways, or restrictions that are of record and not of record. This description was written by Joshua A. Meeks (TN RLS # 2790) of TTL, Inc. and is based on a survey conducted 12-20-21.

Being the same property conveyed to Abiete Real Estate Acquisitions, LLC, a Delaware limited liability company, by Quitclaim Deed of record as Instrument No. 20220125-0009196, Register's Office for Davidson County, Tennessee.

Address of Property: 3000 Franklin Pike, Nashville, Tennessee 37204

Tax Parcel Id: 11810009300

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 February 5, 2025 (date of document).

Affiant Signature

February 5, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of February, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON