Karen Johnson Davidson County
Batch# 1242152 DEEDQC
02/28/2025 11:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250228-0015048

This instrument prepared by and after recording return to:

Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424
Attn: Jennifer F. West, Esq.

QUIT CLAIM DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Parcel
c/o Camden USA, Inc. 11 Greenway Plaza, Suite 2400 Houston, Texas 77046	c/o Camden USA, Inc. 11 Greenway Plaza, Suite 2400 Houston, Texas 77046	102-13-0-018.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CHARLOTTE PIKE TN PARTNERS, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **CAMDEN WEST NASHVILLE, 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").

This is improved property known as 7113 Charlotte Pike, Nashville, Davidson County, Tennessee.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 27th day of February, 2025.

GRANTOR:

CHARLOTTE PIKE TN PARTNERS, LLC,
a Delaware limited liability company

By: _____
Name: Corey B. May
Title: Authorized Signatory

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Corey B. May, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that, by his signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal this 24 day of February, 2025.

_____
Notary Public

My Commission Expires:

01/11/27

C MILEY
Notary Public, Dekalb County, Georgia
My Commission Expires Jan 11, 2027

[Signature page to Quit Claim Deed - Sale of Cortland West Nashville]

AFFIDAVIT OF VALUE

STATE OF TEXAS)
)
COUNTY OF HARRIS)

I hereby swear and affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $10.00.

AFFIANT:

Stanley Jones, solely in his capacity as SVP-Real Estate Investments of Camden Property Trust, a Texas real estate investment trust, which is the manager of Camden West Nashville, LLC, a Delaware limited liability company

STATE OF TEXAS)
)
COUNTY OF HARRIS)

This instrument was acknowledged before me this 25 day of February, 2025, by Stanley Jones, as SVP-Real Estate Investments of Camden Property Trust, a Texas real estate investment trust, as manager of Camden West Nashville, LLC, a Delaware limited liability company, on behalf of said entities.

My Commission Expires:

Notary Public, State of Texas

KIMBERLY CARPENTER
My Notary ID # 125430862
Expires November 6, 2025

EXHIBIT "A"

Legal Description of the Property

Being a parcel of land located in the 22nd Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee, located on the Easterly right of way of Charlotte Pike and the Northerly right of way of Interstate 40 and being more particularly described as follows:

Beginning at a 1/2" iron rod found on the Southerly right of way line of Charlotte Pike being the Northwest corner of property conveyed to The Joe C Davis Foundation of record in DB 20190522-00485937, R.O.D.C.; thence, leaving said Easterly right of way with the Westerly line of the Joe C Davis property S18°55'58"E, 250.36 feet to a found 5/8" iron rod w/ cap, "Ragan Smith";
thence, S03°44'15"W, 267.62 feet to a found 1/2" iron rod w/ cap, "Barge Design";
thence, S28°32'46"E, 127.75 feet to a found 1/2" iron rod w/ cap, "Barge Design";
thence S04°57'04"W, 215.87 feet passing a found 5/8" iron rod w/ cap " Ragan Smith" at 208.86 feet, to a found 1/2" iron rod w/ cap, "Barge Design" on the Northerly right-of-way line of Hapwood Drive; thence, with said right-of-way S61°07'52"W, 119.86 feet to a 1/2" Iron Rod w/ cap C MCGILL TN RLS 2699 Set; thence along a curve to the right having a central angle of 20°01'36", a radius of 509.50 feet, an arc length of 178.09 feet, and a chord bearing and length of S71°08'40"W, 177.18 feet to a 1/2" Iron Rod w/Cap C MCGILL TN RLS 2699 Set; thence along a curve to the right having a central angle of 86°46'35", a radius of 25.00 feet, an arc length of 37.86 feet, and a chord bearing and length of N55°27' 14"W, 34.35 feet to a 1/2" iron rod found on the easterly right of way of Rodney Drive; thence crossing the dead end of Rodney Drive S77°56'03"W, 60.00 feet to found 1/2" iron rod w/ cap, "Barge Design" on the westerly right of way line of Rodney Drive; thence, with the westerly right-of-way of said Rodney Drive along a curve to the right having a central angle of 03°51'20", a radius of 728.20 feet, an arc length of 49.00 feet, and a chord bearing and length of S10°08'17"E, 48.99 feet to a 1/2" iron rod found; thence S08°12'37"E, 240.00 feet to an axle shaft found on the northerly right-of-way of Interstate 40; thence, with Interstate 40 S58°48'57"W, 361.05 feet to a 1/2" Iron Rod w/ cap C MCGILL TN RLS 2699 Set; thence S57°21'07"W, 20.24 feet to a 5/8" iron rod found being a common corner with O.I.C. PARK PLACE AT CHARLOTTE AMENDED of record in MA-20160916-0097376; thence, with O.I.C. PARK PLACE AT CHARLOTTE AMENDED N19°51'16"W, 306.80 feet to a found 1/2" iron rod w/ cap, "Barge Design"; thence N59°22'58"W, 400.39 feet to a found 1/2" iron rod w/ cap, "Barge Design" on the aforementioned easterly right of way of Charlotte Pike; Thence, with said right-of-way N31°29'11"E, 345.46 feet to a MAG Nail w/ disc, "CLIFF MCGILL TNRLS 2699" being a common corner with Leo Elton Demoss of record in Deed Book 10394, Page 130; thence leaving said right-of-way with Demoss S66°33'18"E, 363.95 feet to a 1/2" Iron Rod w/ cap C MCGILL TN RLS 2699 Set; thence N04°10'57"E, 573.05 feet to a 1/2" iron rod found on the aforementioned southerly right-of-way of Charlotte Pike; thence, with said right-of-way along a curve to the right having a central angle of 19°44'22", a radius of 1,392.40 feet, an arc length of 479.71 feet, and a chord bearing and length of N64°00'34"E, 477.34 feet to the POINT OF BEGINNING containing 16.99 acres per survey of Cliff McGill RLS 2699 on February 10, 2025.

As such property is also depicted on that certain Consolidation Plat recorded on December 4, 2018 in Instrument No. 20181204-0118350, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlotte Pike TN Partners, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed from Crescent Nashville West, LLC, a Delaware limited liability company, dated September 16, 2021, recorded September 17, 2021, in Instrument No. 20210917-0125369, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Asia Haynes, 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 February 27, 2025 (date of document).

Asia Haynes
Affiant Signature

2/28/25
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 28 day of February, 2025.

Kaitlin M Frederick
Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

