Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
2500 Cruzen Partners, LLC 1908 Wedgewood Avenue Nashville, Tennessee 37212	Map/Parcel No. 118-08-0-245.00	Same address as New Owner
This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GREEN FARMS II, L.P., a Tennessee limited partnership (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to 2500 CRUZEN PARTNERS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 2500 Cruzen Street, Nashville, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

(Signature on following page)

Karen Johnson Davidson County
Batch# 1267518 DEEDQC
05/02/2025 08:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250502-0033941

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 21st day of April, 2025.

Notary Public
My Commission Expires: JUL 07 2025

SANDRA S. FORZE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/2025

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 21ST day of April, 2025.

GRANTOR:

GREEN FARMS II, L.P.,
a Tennessee limited partnership

By: GL Holdings, LLC, its General Partner

By: _____
L.A. Green III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sandra SForze, the undersigned, a Notary Public in and for said County and State, L.A. Green III, 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 President of GL Holdings, LLC, a Tennessee limited liability company, the General Partner of Green Farms II, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such President of the General Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of its sole General Partner.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 21st day of April, 2025.

Sandra SForze
Notary Public

SANDRA SFORZE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/2025

My Commission Expires:
JUL 07 2025

Exhibit A

Description of Property

Land lying in the 17th Council District of Nashville, Davidson County, Tennessee, being shown as Lot 1 on the Plan Entitled "Gomer Subdivision", of record in Plat Book 11700, page 29, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin with HFR cap (new) at the intersection of the easterly right-of-way line of Cruzen Street (right-of-way 50 feet) with the southerly right-of-way line of Newsome Street (right-of-way 50 feet) and being the northwest corner of the herein described; thence with the southerly right-of-way line of Newsome Street, North 66 degrees 07 minutes 31 seconds East 315.00 feet to the westerly right-of-way line of Kline Avenue (right-of-way 50 feet) and an iron pin with HFR cap (new); thence with the westerly right-of-way line of Kline Avenue, South 23 degrees 35 minutes 00 seconds East 200.00 feet to an iron pin with HFR cap (new); thence North 66 degrees 07 minutes 31 seconds East 2.15 feet to an iron pin with HFR cap (new); thence with CSX Transportation, South 01 degrees 15 minutes 36 seconds West 118.23 feet to an iron pin with HFR cap (new); thence South 08 degrees 06 minutes 16 seconds West 13.97 feet to an iron pin with HFR cap (new); thence with a curve to the left having central angle of 06 degrees 39 minutes 22 seconds, a radius of 1363.00 feet, an arc length of 158.34 feet, and a chord bearing and distance of South 04 degrees 46 minutes 35 seconds West 158.25 feet to an iron pin with HFR cap (new); thence South 01 degrees 26 minutes 54 seconds West 315.46 feet to an iron pin with HFR cap (new); thence with a curve to the right having a central angle of 10 degrees 33 minutes 15 seconds, a radius of 293.56 feet, an arc length of 54.08 feet, and a chord bearing and distance of South 06 degrees 43 minutes 31 seconds West 54.00 feet to an iron pin with HFR cap (new); thence North 84 degrees 54 minutes 05 seconds 27.63 feet to the easterly right-of-way line of Cruzen Street; thence with the easterly right-of-way line of Cruzen Street, North 23 degrees 35 minutes 00 seconds West 776.01 feet to the point of beginning, containing 163,434 square feet or 3.752 acres, more or less.

Described according to the ALTA/NSPS Land Title Survey, dated November 1, 2018, prepared by Michael K. Story, Tennessee RLS No. 1989, HFR Design, 214 Centerview Drive, Suite 300, Brentwood, Tennessee 37027, Project No. 2018158.52.

Being the same property conveyed to Green Farms II, L.P., a Tennessee limited partnership, by Sheet Metal Works, LLC, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 20181219-0123565 and Quitclaim Deed of record as Instrument No. 20181219-0123566, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, StephanieG Covington 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 April 21, 2025.

Date

StephanieG Covington

Affiant Signature

April 29, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of April, 20 25.

Jennifer L. Thomas

Notary's Signature

My Commission Expires: 3-9-2027

Date

Notary's Seal (if on paper)

JENNIFER L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027