Karen Johnson Davidson County
Batch# 1273559 DEEDQC
05/15/2025 11:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250515-0038311

Address New Owner:	Tax Bills To:	Map-Parcel No(s).
Dickerson Phase I-A PropCo LLC 2505 21st Ave. South, Suite 101 Nashville, Tennessee 37212	Same	071-11-0-038.00 071-11-0-037.00 071-11-0-068.00 071-11-0-070.00 071-11-0-071.00
This instrument prepared by: Worman Law Group, PLLC 2000 Richard Jones Rd., Suite 240, Nashville, Tennessee 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dickerson Pike PropCo LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **Dickerson Phase I-A PropCo LLC**, a Delaware limited liability company ("Grantee"), all of its right, title and interest in and to the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 1411 and 1413 Dickerson Pike and 198, 200 and 204 Gatewood Avenue, Nashville, Tennessee 37207.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 8 day of May, 2025.

NOTARY PUBLIC
My Commission Expires: 1-22-2029

MATTHEW W. MACHALEO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Executed as of the 8 day of May, 2025.

GRANTOR:

Dickerson Pike PropCo LLC, a
Delaware limited liability company

By: _____
Name: Leslie C. Fowler
Its: Authorized Signatory

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Leslie C. Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of Dickerson Pike PropCo LLC, a Delaware limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 8 day of May, 2025.

_____
Notary Public

My Commission Expires: 1-22-2029

MATTHEW W. NACHATELO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

EXHIBIT A

TRACT I:

Beginning in the center of Dickerson Pike at the southwest corner of the property conveyed to A. L. Rawls by deed of record in Book 489, Page 512, Register's Office for Davidson County, Tennessee; thence easterly with the southerly line of said Rawls property, 820 1/2 feet, more or less, to the westerly line of a lot conveyed to J. F. Hern by deed from H. E. Dews and wife, of record in Book 566, Page 304, Register's Office for Davidson County, Tennessee; thence southerly with the same, 100 feet; thence westerly parallel with the northerly line of this property, 820 feet, more or less, to the center of Dickerson Pike; thence with the same, North 20 deg. East 100 feet to the beginning.
Included in the above, but hereby Excluded is that portion conveyed to Metropolitan Government of Nashville & Davidson County by Warranty Deed of record in Instrument Number 20050413-0041066, Register's Office for Davidson County, Tennessee.

TRACT II:

Beginning in the center of Dickerson Pike at the southwest corner of the property conveyed to A. B. Dews by deed of record in Book 123, Page 87, Register's Office for Davidson County, Tennessee, being 321 feet south of the southerly margin of Gatewood Avenue; thence with Dews' southerly line South 04 deg. East 723.45, more or less, to the northwest corner of the property conveyed to C. H. Lish by deed from A. B. Dews, of record in Book 820, Page 810, said Register's Office; thence with Lish's westerly line southwesterly 1,420 feet, more or less, to the northerly line of the property conveyed to O. W. Dews by deed of record in Book 633, Page 156, said Register's Office; thence with Dews' northerly line North 83 deg. West 768 feet, more or less, to the center of the Dickerson Pike; thence with the center of said Pike, North 20 deg. East 123 feet to the beginning.

Included in the above, but hereby Excluded is that portion conveyed to Metropolitan Government of Nashville & Davidson County by Warranty Deed of record in Instrument Number 20050413-0041067, Register's Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being Lot Nos. 10 and 11 on the Map of W. B. Dews Subdivision of the Scruggs Land, of record in Plat Book 332, Page 53, Register's Office for Davidson County, Tennessee. Said Lots Nos. 10 and 11 front together 100 feet on the southerly side of Gatewood Avenue and run back 287.8 feet on the westerly line and 287.1 feet on the easterly line to a dead line, measuring 100 feet thereon.

TRACT IV:

Being Lot No. 12 on the Map of W. B. Dew's Subdivision of the Scruggs Land of record in Plat Book 332, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TRACT V:

Land in Davidson County, Tennessee, being Lot Nos. 13, 14, 15, and 16 on the Map of W. B. Dew's Subdivision of Seven Acres Parted Off The North Side of G. Scruggs Land, as of record in Plat Book 332, Page 53, Register's Office for Davidson County, Tennessee. Said Lot No.13 fronts 50 feet on

the southerly side of Gatewood Avenue and runs back 288.1 feet on the easterly line and 288.5 feet on the westerly line to a dead line, measuring 50 feet thereon. Said Lot No.14 fronts 50 feet on the southerly side of Gatewood Avenue and runs back 288.5 feet on the easterly line and 288.8 feet on the westerly line to a dead line, measuring 50 feet thereon. Said Lot No.15 fronts 50 feet on the southerly side of Gatewood Avenue and runs back 288.8 feet on the easterly line and 289 feet on the westerly line to a dead line, measuring 50 feet thereon. Said Lot No.16 fronts 66 feet on the southerly side of Gatewood Avenue and runs back 289 feet on the easterly line and 289 1/2 feet on the westerly line to a dead line, measuring 85 feet thereon.

Being the same premises as conveyed to Dickerson Pike PropCo LLC, a Delaware limited liability company, by Quit Claim Deed made by Dickerson Pike 1031 LLC, a Tennessee limited liability company, dated November 28, 2013, and recorded December 21, 2023, as Instrument No. 20231221-0098522, in the aforesaid records.

Tennessee Certification of Electronic Document

I, MISTY A. LANDOLT, 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 05/08/2025 (date of document).

Misty A. Landolt
Affiant Signature

MAY 8th, 2025
Date

State of New Jersey
County of Hudson

Sworn to and subscribed before me this 8th day of MAY, 2025,

Notary's Signature

MY COMMISSION EXPIRES: 10/26/2027

NOTARY'S SEAL

SHANIKA HUDSON
Commission # 50204085
Notary Public, State of New Jersey
My Commission Expires
October 26, 2027

202505150038311