BOX 10-A

This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Frankin, Tennessee 37067
Attention. Chris Rubino

QUIT CLAIM DEED

Address New Owner(s) as follows	Send Tax Bills To	Tax Parcel·
Chester East LLC 250 West 26th Street, Suite 205 New York, NY 10001	Chester East LLC 250 West 26th Street, Suite 205 New York, NY 10001	072 15 0 230.01

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, **JOSEPHINE LYNN COLLEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN GEIST COLLEY AND JOSEPHINE LYNN COLLEY AS TRUSTEE OF THE JOHN G. COLLEY LIVING TRUST U/A/D AUGUST 19, 2005** (hereinafter referred to as "Grantor"), a married man, herein this day and does by these presents forever **QUITCLAIM** to **CHESTER EAST 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").

[*Signatures Commence on Following Page*]

Karen Johnson Davidson County
Batch # 1278662 DEEDQC
05/29/2025 10 30 31 AM 4 pgs
Fees $22 00 Taxes $0 00

20250529-0042094

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of May, 2025.

GRANTOR:

Josephine Lynn Colley

JOSEPHINE LYNN COLLEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN GEIST COLLEY AND JOSEPHINE LYNN COLLEY AS TRUSTEE OF THE JOHN G. COLLEY LIVING TRUST U/A/D AUGUST 19, 2005

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JOSEPHINE LYNN COLLEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN GEIST COLLEY AND JOSEPHINE LYNN COLLEY AS TRUSTEE OF THE JOHN G. COLLEY LIVING TRUST U/A/D AUGUST 19, 2005**, 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 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 20th day of May, 2025.

Notary Public
My Commission Expires: 06/20/28

RANDLE S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 28th day of May, 2025

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

Michelle Osborne
Notary Public
My Commission Expires: 3/5/2029

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

SITUATED in Nashville, Davidson County, Tennessee, on the south side of Chester Avenue approximately 325' east of the intersection with Scott Avenue;

BEING a portion of the right of way of Pennington Ave. (abandoned by Metro Ordinance 69-751) and shown on the Minor Subdivision -2nd Revision to Lot 1 Bellwood Park Apartments (PB 20140328 PG 25763) and Map of Belle Forest Subdivision (PB 547 PG 22) R.O.D.C. TN; also known as part of Parcel ID 07215023001 of the Davidson County Tax Assessor, being more particularly described as follows:

BEGINNING at an Iron Pin Found (IPF) (Feldbusch) said IPF being the northeast corner of Lots 11 & 12 of the unrecorded plat of the "Plan of Elbon", property being the Chester East, LLC property of Instrument 20230324-0021344, said pin being the northwest corner of this tract being, and being a corner to the right of way as shown on (PB 547 PG 22) Abandoned Metro Ord. 69-75, said point being the TRUE POINT OF BEGINNING;

THENCE with the southern right of way of Chester Avenue S 85°09'52" E a DISTANCE of 19.94' to an IPS in the centerline of afore mentioned Pennington Ave. R.O.W., being the southwest corner of Chester Ave. R.O.W. (abandoned Metro Ord. 098-1269);

THENCE severing 40' right of way, along the centerline of afore mentioned Pennington Ave. R.O.W., while following the eastern line of this tract S 08°25'21" W a DISTANCE of 126.10' to an IPS being the southeast corner of this descripction;

THENCE severing the right of way N 83°15'00" W a DISTANCE of 19.91' to an IPF (Feldbusch) being the northeast corner of the 2003 Straightway, LLC (DB 1975 PG 348);

THENCE with Chester East, LLC N 08°25'21" E a DISTANCE of 125.43' to the TRUE POINT OF BEGINNING.