Karen Johnson Davidson County
Batch# 1306458 DEEDQC
08/06/2025 02:31:30 PM 14 pgs
Fees: $72.00 Taxes: $0.00
20250806-0062508

This Instrument prepared by:

Parker Poe Adams & Bernstein LLP
1221 Main Street, Suite 1100
Columbia, SC 29201
Attn: Simpson Z. Fant, Esq.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **ABBERLY FOUNDRY TIC I-III, LLC**, a Delaware limited liability company, **ABBERLY FOUNDRY TIC VI, LLC**, a Delaware limited liability company, **ABBERLY FOUNDRY TIC VII, LLC**, a Delaware limited liability company, **ABBERLY FOUNDRY TIC VIII, LLC**, a Delaware limited liability company, **ABBERLY FOUNDRY TIC IX, LLC**, a Delaware limited liability company, **ABBERLY FOUNDRY TIC X, LLC**, a Delaware limited liability company, **ABBERLY FOUNDRY TIC XI, LLC**, a Delaware limited liability company, **ABBERLY FOUNDRY TIC XII, LLC**, a Delaware limited liability company and **ABBERLY FOUNDRY TIC IV-V, LLC**, a Delaware limited liability company, on this the 6th day of August, 2025, for and in consideration of the sum of One and no/100 Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto **ABBERLY FOUNDRY, LLC**, a Virginia limited liability company, all our right, title and interest in and to the following described real estate, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

[Signatures on following pages]

IN TESTIMONY WHEREOF we have hereunto set our hands as of this _____ day of August, 2025.

Abberly Foundry TIC I-III, LLC,
a Tennessee limited liability company

By: _____
Name: Brian C. Myers
Title: Authorized Signatory

STATE OF NORTH CAROLINA)
) NOTARY ACKNOWLEDGEMENT
COUNTY OF WAKE)

Before me, the undersigned Stacy E. Johnson, a Notary Public in and for the County and State aforesaid, personally appeared Brian C. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6 day of August, 2025.

Stacy E. Johnson
Notary Public
My Commission Expires: 5/11/27

[NOTARY SEAL]

Stacy E. Johnson
Notary Public
Wake County
North Carolina
My Commission Expires 5/11/2027

Abberly Foundry TIC VI, LLC,
a Tennessee limited liability company

By: _____
Name: Brian C. Myers
Title: Authorized Signatory

STATE OF NORTH CAROLINA)
) NOTARY ACKNOWLEDGEMENT
COUNTY OF WAKE)

Before me, the undersigned Stacy E. Johnson, a Notary Public in and for the County and State aforesaid, personally appeared Brian C. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6 day of August, 2025.

Stacy E. Johnson
Notary Public
My Commission Expires: 5/11/27

[NOTARY SEAL]

Stacy E. Johnson
Notary Public
Wake County
North Carolina
My Commission Expires 5/11/2027

PPAB 12660409v1

Abberly Foundry TIC VII, LLC,
a ~~Tennessee~~ limited liability company

By: _____
Name: Brian C. Myers
Title: ~~Authorized~~ Signatory

STATE OF NORTH CAROLINA)
) NOTARY ACKNOWLEDGEMENT
COUNTY OF WAKE)

Before me, the undersigned Stacy E. Johnson, a Notary Public in and for the County and State aforesaid, personally appeared Brian C. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6 day of August, 2025.

Stacy E. Johnson
Notary Public
My Commission Expires: 5/11/27

[NOTARY SEAL]

Stacy E. Johnson
Notary Public
Wake County
North Carolina
My Commission Expires 5/11/2027

Abberly Foundry TIC VIII, LLC,
a ~~Tennessee~~ Delaware limited liability company

By: _____
Name: Brian C. Myers
Title: Authorized Signatory

STATE OF NORTH CAROLINA)
) NOTARY ACKNOWLEDGEMENT
COUNTY OF WAKE)

Before me, the undersigned Stacy E Johnson, a Notary Public in and for the County and State aforesaid, personally appeared Brian C. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6 day of August, 2025.

_____
Notary Public
My Commission Expires: 5/11/27

[NOTARY SEAL]

Stacy E. Johnson
Notary Public
Wake County
North Carolina
My Commission Expires 5/11/2027

Abberly Foundry TIC IX, LLC,
a Tennessee limited liability company

By: _____
Name: Brian C. Myers
Title: Authorized Signatory

STATE OF NORTH CAROLINA)
) NOTARY ACKNOWLEDGEMENT
COUNTY OF WAKE)

Before me, the undersigned Stacy E. Johnson, a Notary Public in and for the County and State aforesaid, personally appeared Brian C. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 12 day of August, 2025.

Stacy E. Johnson
Notary Public
My Commission Expires: 5/11/27

[NOTARY SEAL]

Stacy E. Johnson
Notary Public
Wake County
North Carolina
My Commission Expires 5/11/2027

Abberly Foundry TIC X, LLC,
a Tennessee limited liability company

By: _____
Name: Brian C. Myers
Title: Authorized Signatory

STATE OF NORTH CAROLINA)
) NOTARY ACKNOWLEDGEMENT
COUNTY OF WAKE)

Before me, the undersigned Stacy E Johnson, a Notary Public in and for the County and State aforesaid, personally appeared Brian C. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6 day of August, 2025.

_____
Notary Public
My Commission Expires: 5/11/27

[NOTARY SEAL]

Stacy E. Johnson
Notary Public
Wake County
North Carolina
My Commission Expires 5/11/2027

Abberly Foundry TIC X, LLC,
a ~~Tennessee~~ Delaware limited liability company

By: _____
Name: Brian C. Myers
Title: Authorized Signatory

STATE OF NORTH CAROLINA)
) NOTARY ACKNOWLEDGEMENT
COUNTY OF WAKE)

Before me, the undersigned Stacy E. Johnson, a Notary Public in and for the County and State aforesaid, personally appeared Brian C. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6th day of August, 2025.

Stacy E. Johnson
Notary Public
My Commission Expires: 5/11/27

[NOTARY SEAL]

Stacy E. Johnson
Notary Public
Wake County
North Carolina
My Commission Expires 5/11/2027

PPAB 12660409v1

Abberly Foundry TIC XI, LLC,
a Tennessee limited liability company

By: _____
Name: Brian C. Myers
Title: Authorized Signatory

STATE OF NORTH CAROLINA)
) NOTARY ACKNOWLEDGEMENT
COUNTY OF WAKE)

Before me, the undersigned Stacy E. Johnson, a Notary Public in and for the County and State aforesaid, personally appeared Brian C. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6 day of August, 2025.

Stacy E. Johnson
Notary Public
My Commission Expires: 5/11/27

[NOTARY SEAL]

Stacy E. Johnson
Notary Public
Wake County
North Carolina
My Commission Expires 5/11/2027

PPAB 12660409v1

Abberly Foundry TIC XII, LLC,
a ~~Tennessee~~ Delaware limited liability company

By: _____
Name: Brian C. Myers
Title: Authorized Signatory

STATE OF NORTH CAROLINA)
) NOTARY ACKNOWLEDGEMENT
COUNTY OF WAKE)

Before me, the undersigned Stacy E. Johnson, a Notary Public in and for the County and State aforesaid, personally appeared Brian C. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6 day of August, 2025.

_____
Notary Public
My Commission Expires: 5/11/27

[NOTARY SEAL]

Stacy E. Johnson
Notary Public
Wake County
North Carolina
My Commission Expires 5/11/2027

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is ~~$1.00~~.

Brian C. Myers, Affiant

STATE OF NORTH CAROLINA)
) NOTARY ACKNOWLEDGEMENT
COUNTY OF WAKE)

Before me, the undersigned Stacy E. Johnson, a Notary Public in and for the County and State aforesaid, personally appeared Brian C. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6 day of August, 2025.

Notary Public
My Commission Expires: 5/11/27

[NOTARY SEAL]

Stacy E. Johnson
Notary Public
Wake County
North Carolina
My Commission Expires 5/11/2027

The following information is not a part of this Deed:

Property Address:	640 21st Avenue North Nashville, TN 37203
Owner's Name and Address:	Abberly Foundry, LLC c/o HHHunt Corporation One Fenton Main Street, Suite Cary, NC 27511
Parcel Number	092-07-0-339.00
Mail Tax Bills to:	Abberly Foundry, LLC c/o HHHunt Corporation One Fenton Main Street, Suite Cary, NC 27511

EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE NORTH MARGIN OF JO JOHNSTON AVENUE AND THE WEST MARGIN OF TWENTIETH AVENUE NORTH; THENCE, WITH THE NORTH MARGIN OF JO JOHNSTON AVENUE, S 62°19'44" W, 210.00 FEET TO AN IRON PIN; THENCE, LEAVING JO JOHNSTON AVENUE, N 26°05'27" W, 181.07 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF ALLEY NO. 621 CLOSED BY METRO ORDINANCE NO. 99-1824; THENCE, WITH THE TERMINUS OF SAID ALLEY, N 23°05'19" W, 20.06 FEET TO AN IRON PIN IN THE NORTH MARGIN OF SAID ALLEY; THENCE, WITH THE CAST LINE OF KIMBRO EQUITIES I OF RECORD IN INSTRUMENT NO. 201201190005363, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, N 27°38'25" W, 209.37 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF CSX TRANSPORTATION RAILROAD; THENCE, WITH SAID RAILROAD N 51°50'14" E, 210.85 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF TWENTIETH AVENUE NORTH CLOSED BY METRO ORDINANCE NO. 99-1824; THENCE, CONTINUING WITH SAID RAILROAD, N 61°53'50" E, 39.04 FEET TO THE EASTERLY MARGIN OF SAID CLOSED TWENTIETH AVENUE NORTH AND NORTHWEST CORNER OF LOT NO. 1 OF JOHNNY REB CORPORATION OF RECORD IN BOOK 7900, PAGE 298, SAID REGISTERS OFFICE; THENCE, WITH SAID WESTERLY LINE OF LOT NO. 1 AND EASTERLY LINE OF SAID CLOSED TWENTIETH AVENUE NORTH, S 26°46'19" E, 203.44 FEET; THENCE, LEAVING SAID LOT 1 AND THE EASTERLY MARGIN OF TWENTIETH AVENUE NORTH, WITH THE TERMINUS OF TWENTIETH AVENUE NORTH S 63°12'40" W, 39.02 FEET TO THE WESTERLY MARGIN OF TWENTIETH AVENUE NORTH; THENCE, WITH SAID WEST MARGIN OF TWENTIETH AVENUE NORTH, S 26°46'42" E, 55.24 FEET TO THE CENTERLINE OF ABANDONED ALLEY NO. 621; THENCE, WITH SAID MARGIN, S 27°40'22" E, 191.00 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8" DIAMETER IRON REBAR WITH TTL CAP (STATE PLANE COORDINATES-SPC N: 665,496.37', E: 1,730,622.98') IN THE PUBLIC RIGHT OF WAY LINE OF TWENTY-FIRST AVENUE NORTH (JO JOHNSON AVENUE IS CURRENTLY KNOWN AS TWENTY-FIRST AVENUE) NORTH 26 DEGREES 06 MINUTES 26 SECONDS WEST, FOR 3.00 FEET FROM A FOUND 5/8" DIAMETER IRON REBAR WITH BWSC CAP CORNER WITH VANDERBILT UNIVERSITY, LOT 1 FINAL PLAT OF THE 621 21ST AVENUE, L.L.C. SUBDIVISION LOTS 1 THROUGH 4 AND LOT "0" OF THE W. C. COOPER SUBDIVISION RECORDED IN INSTRUMENT NUMBER 200409290117201 IN THE DAVIDSON COUNTY REGISTER OF DEED (R.O.D.C), THENCE WITH SAID LINE THE FOLLOWING TWO (2) CALLS AND DISTANCES:

1. NORTH 26 DEGREES 06 MINUTES 26 SECONDS WEST, FOR 178.13 FEET TO A FOUND 5/8" DIAMETER IRON REBAR NO CAP POINT; 2. NORTH 24 DEGREES 42 MINUTES 05 SECONDS WEST, FOR 13.02 FEET TO A FOUND ½" DIAMETER IRON REBAR WITH ½" DIAMETER REBAR WITH RLS CAP 1486 CORNER WITH O.I.C. THE 1865 A CONDOMINIUM MA-201903140023483 IN THE DAVIDSON COUNTY REGISTER OF DEED (R.O.D.C); THENCE WITH SAID LINE THE FOLLOWING TWO (2) CALLS AND DISTANCES: 1. NORTH 19 DEGREES 51 MINUTES 52 SECONDS WEST, FOR 7.10 FEET TO A FOUND 5/8" DIAMETER IRON REBAR WITH BWSC CAP NASH; 2. NORTH 27 DEGREES 39 MINUTES 07 SECONDS WEST, 209.42 FEET TO A FOUND 5/8" DIAMETER IRON REBAR NO CAP DISTURBED IN THE SOUTHERN RIGHT OF WAY OF CSX TRANSPORTATION RAILROAD; THENCE WITH SAID LINE THE FOLLOWING TWO (2) CALLS AND DISTANCES: 1. NORTH 51 DEGREES 49 MINUTES 39 SECONDS EAST, 210.85 FEET TO A SET 5/8" DIAMETER IRON REBAR WITH TTL CAP; 2. NORTH 61 DEGREES 53 MINUTES 05 SECONDS EAST, 39.04 FEET TO A SET 5/8" DIAMETER IRON REBAR WITH TTL CAP CORNER WITH COMBS FAMILY REVOCABLE LIVING TRUST AGREEMENT RECORDED IN QUIT CLAIM DEED INSTRUMENT NUMBER 201502190014259 (LOT 1, JOHNNY-REB CORPORATION PROPERTY RECORDED IN PLAT BOOK 7900, PAGE 298) IN THE DAVIDSON COUNTY REGISTER OF DEED (R.O.D.C); THENCE WITH SAID LINE SOUTH 26 DEGREES 47 MINUTES 27 SECONDS EAST, FOR 203.44 FEET TO A SET 5/8" DIAMETER IRON REBAR WITH TTL CAP TO THE EASTERN TERMINUS OF SPRUCE STREET PUBLIC RIGHT OF WAY LINE (TWENTIETH AVENUE NORTH IS CURRENTLY KNOWN AS SPRUCE STREET); THENCE WITH SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) CALLS AND DISTANCES: 1. SOUTH 63 DEGREES 11 MINUTES 55 SECONDS WEST, 42.52 FEET TO A SET 5/8" DIAMETER IRON REBAR WITH TTL CAP POINT OF NON-TANGENCY; 2. SOUTH 26 DEGREES 47 MINUTES 27 SECONDS EAST, 55.27 FEET TO A SET 5/8" DIAMETER IRON REBAR WITH TTL CAP 3. SOUTH 27 DEGREES 56 MINUTES 32 SECONDS EAST, 134.63 FEET TO A SET 5/8" DIAMETER IRON REBAR WITH TTL CAP; 4. SOUTH 26 DEGREES 48 MINUTES 29 SECONDS EAST, 41.18 FEET TO A SET 5/8" DIAMETER IRON REBAR WITH TTL CAP, THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 10.00 FEET, THE BEGINNING OF TWENTY FIRST AVENUE (JO JOHNSON AVENUE IS CURRENTLY KNOWN AS TWENTY-FIRST AVENUE) RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY THE FOLLOWING FOUR (4) CALLS AND DISTANCES; 1. SOUTHERLY ALONG SAID CURVE WITH A RADIUS OF 10 FEET, ARC DISTANCE 15.55 FEET, CHORD CALL AND DISTANCE SOUTH 17 DEGREES 45 MINUTES 08 SECONDS WEST, FOR 14.03 FEET A SET 5/8" DIAMETER IRON REBAR WITH TTL CAP; 2. SOUTH 62 DEGREES 17 MINUTES 31 SECONDS WEST, 155.48 FEET TO A SET 5/8" DIAMETER IRON REBAR WITH TTL CAP; 3. SOUTH 35 DEGREES 19 MINUTES 23 SECONDS WEST, 5.47 FEET TO A SET 5/8" DIAMETER IRON REBAR WITH TTL CAP; 4. SOUTH 62 DEGREES 22 MINUTES 27 SECONDS WEST, 36.10 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Abberly Foundry TIC I-III, LLC, having a 32.18% tenancy-in-common interest in the Land; Abberly Foundry TIC VI, LLC, having a 8.90% tenancy-in-common interest in the Land; Abberly Foundry TIC VII, LLC, having a 17.73% tenancy-in-common interest in the Land; Abberly Foundry TIC VIII, LLC, having a 12.17% tenancy-in-common interest in the Land; Abberly Foundry TIC IX, LLC, having a 6.67% tenancy-in-common interest in the Land; Abberly Foundry TIC X, LLC, having a 5.19% tenancy-in-common interest in the Land; Abberly Foundry TIC XI, LLC, having a 2.17% tenancy-in-common interest in the Land; Abberly Foundry TIC XII, LLC, having a 4.62% tenancy-in-common interest in the Land; and Abberly Foundry TIC IV-V, LLC, having a 10.17% tenancy-in-common interest in the

20221020-0114493

Land, each a Delaware limited liability company of Record in Instrument No. _____, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Christopher Albee, 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 August 6, 2025.

Affiant Signature

8/6/2025
Date

State of North Carolina

County of Wake

Sworn to and subscribed before me this 6th day of August, 2025.

Benjamin V. Ipock, Notary Public

My Commission Expires: 6-7-2027
Date

Notary's Seal (if on paper)

