This Instrument prepared by:

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

Karen Johnson Davidson County
Batch# 1306462 DEEDQC
08/06/2025 02:37:30 PM 13 pgs
Fees: $67.00 Taxes: $0.00
20250806-0062522

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **ABBERLY RIVERWALK TIC I-III, LLC**, a Delaware limited liability company, **ABBERLY RIVERWALK TIC VI, LLC**, a Delaware limited liability company, **ABBERLY RIVERWALK TIC VII, LLC**, a Delaware limited liability company, **ABBERLY RIVERWALK TIC VIII, LLC**, a Delaware limited liability company, **ABBERLY RIVERWALK TIC IX, LLC**, a Delaware limited liability company, **ABBERLY RIVERWALK TIC X, LLC**, a Delaware limited liability company, **ABBERLY RIVERWALK TIC XI, LLC**, a Delaware limited liability company, **ABBERLY RIVERWALK TIC XII, LLC**, a Delaware limited liability company and **ABBERLY RIVERWALK 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 RIVERWALK, 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 Riverwalk TIC I-III, 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.

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 12662710v1

Abberly Riverwalk 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 12662710v1

Abberly Riverwalk 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

PPAB 12662710v1

Abberly Riverwalk 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.

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 12662710v1

Abberly Riverwalk 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 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

PPAB 12662710v1

Abberly Riverwalk 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.

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 Riverwalk 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 Riverwalk 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 4 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 12662710v1

Abberly Riverwalk 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

PPAB 12662710v1

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:	115 Great Circle Road Nashville, TN 37228
Owner's Name and Address:	Abberly Riverwalk, LLC c/o HHHunt Corporation One Fenton Main Street, Suite Cary, NC 27511
Parcel Number	071-13-0-006.00
Mail Tax Bills to:	Abberly Riverwalk, 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 is described as follows:

BEGINNING AT A FOUND 1/2" DIAMETER IRON REBAR NO CAP (SPC N: 677,600.1198, E: 1,736,259.0168) IN THE NORTHERN RIGHT-OF-WAY LINE OF GREAT CIRCLE ROAD (A 60' PUBLIC RIGHT-OF-WAY), CORNER WITH LANDS NOW OR FORMERLY OF GIDDINGS METROCENTER, LLC, RECORDED IN DEED INSTRUMENT NUMBER 20191127-0122507 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE; THENCE WITH SAID LINE AND IN PART WITH LANDS NOW OR FORMERLY OF GIDDINGS METROCENTER, LLC, RECORDED IN DEED INSTRUMENT NUMBER 20191125-0121143 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE THE FOLLOWING TWO (2) CALLS AND DISTANCES: 1. NORTH 27 DEGREES 16 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 365.71 FEET TO A FOUND MAG NAIL MARKING THE BEGINNING OF A CURVE TO THE RIGHT; 2. THENCE WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 72.50 FEET, AN ARC DISTANCE OF 113.84 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 43 MINUTES 11 SECONDS EAST, 102.50 FEET TO A FOUND MAG NAIL IN THE LINE OF LANDS NOW OR FORMERLY OF CUMBERLAND INVESTORS RECORDED IN DEED INSTRUMENT NUMBER 20061218-0155909 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE; THENCE WITH SAID LINE, NORTH 62 DEGREES 49 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 246.08 FEET TO A FOUND MAG NAIL IN THE LINE OF LANDS NOW OR FORMERLY OF AMBROSE PRINTING COMPANY, INC. IN DEED BOOK 5847, PAGE 133 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE; THENCE WITH SAID LINE, SOUTH 27 DEGREES 10 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 97.93 FEET TO A FOUND MAG NAIL, CORNER WITH LANDS NOW OR FORMERLY OF 200 CUMBERLAND BEND, LLC RECORDED IN DEED INSTRUMENT NUMBER 20190905-0089613 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE; THENCE ALONG THE NORTH LINE OF SAID LANDS NOW OR FORMERLY OF 200 CUMBERLAND BEND, LLC RECORDED IN DEED INSTRUMENT NUMBER 20190905-0089613 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE, NORTH 62 DEGREES 40 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 357.78 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH CHERRY CAP, CORNER WITH LANDS NOW OR FORMERLY OF SEV METROCENTER IV, LLC, RECORDED IN DEED INSTRUMENT NUMBER 20071221-0146729 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE, TENNESSEE; THENCE WITH SAID LINE THE FOLLOWING THREE (3) CALLS AND DISTANCES: 1. THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 3395.00 FEET, AN ARC DISTANCE OF 352.75 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 07 MINUTES 41 SECONDS EAST, 352.59 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH CHERRY CAP; 2. THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 154.88 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 01 DEGREES 24 MINUTES 43 SECONDS EAST, 151.84 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH CHERRY CAP; AND 3. SOUTH 18 DEGREES 17 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 60.85 FEET TO A FOUND MAG NAIL WITH CHERRY WASHER IN THE NORTHERN RIGHT-OF-WAY LINE OF SAID GREAT CIRCLE ROAD (A 60' PUBLIC RIGHT-OF-WAY); THENCE WITH SAID LINE THE FOLLOWING FOUR (4) CALLS AND DISTANCES: 1. THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 179.13 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 54 MINUTES 21 SECONDS WEST, 176.09 FEET TO A FOUND MAG NAIL; 2. SOUTH 76 DEGREES 46 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 82.58 FEET TO A FOUND MAG NAIL WITH CHERRY WASHER; 3. SOUTH 76 DEGREES 46 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 264.04 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH CHERRY CAP; 4. SOUTH 74 DEGREES 18 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 63.47 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO CRP/WP ALTA METRO CENTER OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, DEEDS FROM 200 CUMBERLAND BEND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202101270012194 AND INSTRUMENT NO. 202101270012195, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH:
EASEMENT RIGHTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN THAT MASTER DEED ESTABLISHING LIEN FOR EXPENSES OF ADMINISTRATION AND OF MAINTENANCE AND REPAIRS OF COMMON AND JOINT ACCESSES AND EASEMENTS FOR CUMBERLAND BEND, METROCENTER MADE BY METROCENTER PROPERTIES, DATED MAY 21, 1976 OF RECORD IN BOOK 5028, PAGE 333, AS AMENDED BY FIRST AMENDMENT DATED JUNE 10, 1976 OF RECORD IN BOOK 5035, PAGE 972, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SHOWN ON ANY SUBDIVISION PLATS ENTERED INTO AND RECORDED IN ACCORDANCE WITH THE TERMS THEREOF.

AND:
EASEMENT RIGHTS AND OTHER INTERESTS IN REAL PROPERTY, IF ANY, CONTAINED IN THAT DECLARATION OF AGREEMENTS, CHARGES, ASSESSMENTS AND LIENS FOR METROCENTER BUSINESS PARK MADE BY METROCENTER PROPERTIES, DATED MARCH 8, 1988 OF RECORD IN BOOK 7487, PAGE 952, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to the Grantors herein by Quitclaim Deed recorded as Instrument No. 20230214-0010694, 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)

