# QUITCLAIM DEED

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|---|---|
| Karen Johnson Davidson County<br>Batch# 1306776 DEEDQC<br>08/07/2025 03:31:30 PM 5 pgs<br>Fees: $27.00 Taxes: $0.00<br>20250807-0062925 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $0.00.<br><br>ARK<br>Affiant<br><br>Subscribed and sworn to before me, this the 7th day of August, 2025.<br><br>Lisa A. Lanius<br>Notary Public<br><br>My commission expires: 3/9/27 |

LISA A. LANIUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

**THIS INSTRUMENT PREPARED BY:**

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg, Esq.

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| VFV Partners LLC<br>421 E. Iris Drive, Suite 300<br>Nashville, TN 37204 | New Owner | 14900037300 |

*[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]*

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in had paid by the hereinafter Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, VILLAGES AT FOREST VIEW LLC, a Tennessee limited liability company (hereinafter called the "Grantor"), by these presents does hereby quitclaim, transfer and convey unto VFV PARTNERS LLC, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein by referenced and any improvements thereon.

This is improved property known as 2760 Murfreesboro Pike, Nashville, TN 37013.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 7th day of August, 2025.

**VILLAGES AT FOREST VIEW, LLC,**
a Tennessee limited liability company

By: _____
William R. Hostettler, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William R. Hostettler, 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 VILLAGES AT FOREST VIEW, LLC, a Tennessee limited liability company, the within named bargainor, and that as such President of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as President of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 3/9/27

LISA A. LANIUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

## Exhibit A

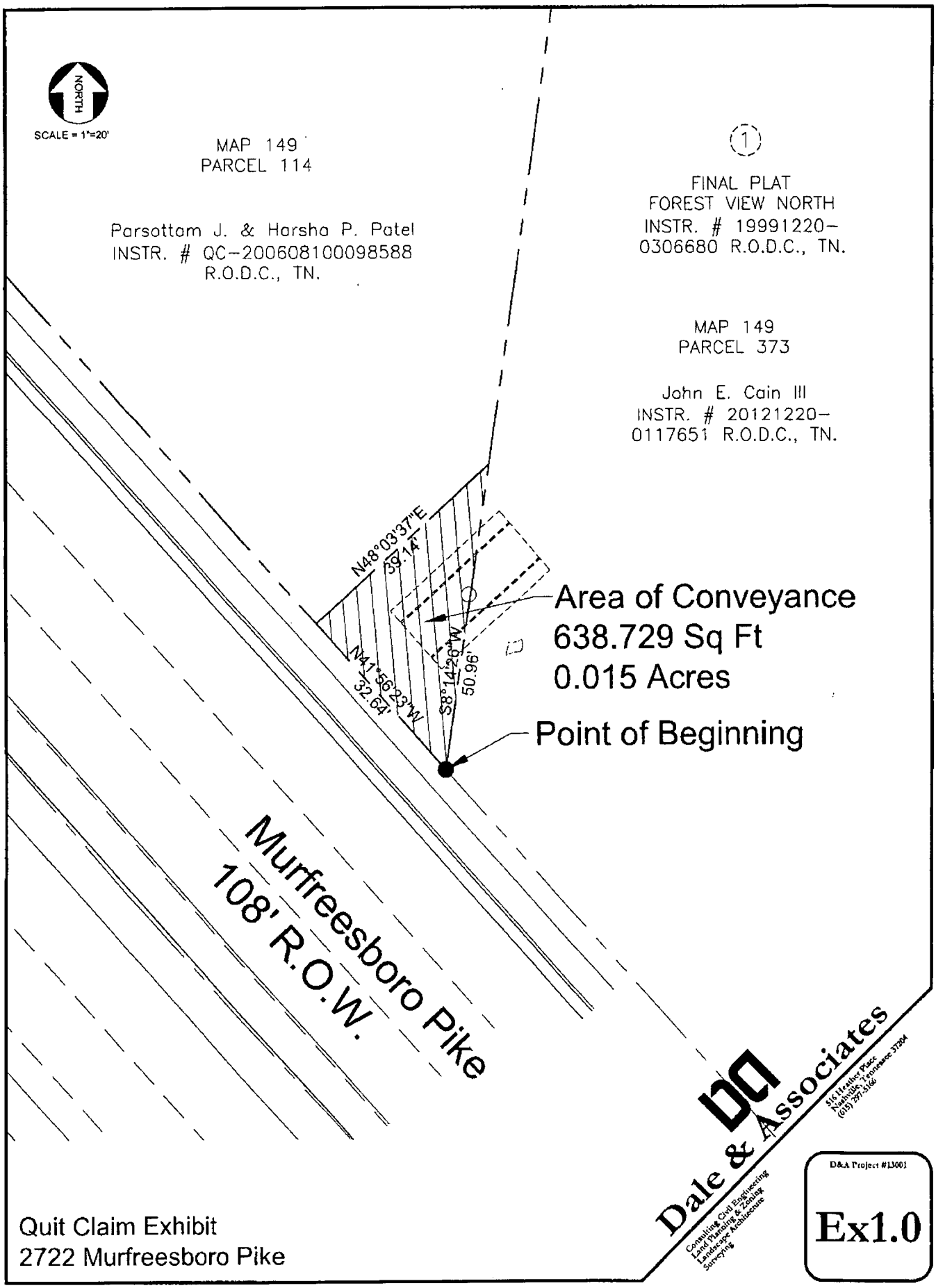
Legal Description

COMMENCING from a point on the north margin of Murfreesboro Pike being the southeast corner of the property conveyed to Parsottam J. & Harsha P. Patel as recorded under Instrument No. QC-200608100098588 with the Davidson County Register of Deeds, also being the southwest corner of the property conveyed to John E. Cain Ill as recorded under Instrument No. 201212200117651 with the Davidson County Register of Deeds, same point being the POINT OF BEGINNING,
Thence N 41°56'23" W a distance of 32.64 feet to a point;
Thence N 48°03'37" E a distance of 39.14 feet to a point;
Thence S 8°14'26" W a distance of 50.96 feet to the POINT OF BEGINNING.
CONTAINING: 638.729 square feet or 0.015 acres of land, more or less.

Being a portion of the same property conveyed to **VILLAGES AT FOREST VIEW LLC**, a Tennessee limited liability company, by deed from **JOHN E. CAIN, III, TRUSTEE**, dated December 3, 2019, of record as Instrument No. 20191204-0125002, in the Register's Office of Davidson County, Tennessee as corrected by that certain Scrivener's Affidavit by Hugh W. Entrekin recorded as Instrument No. 20250807-0062890, said Register's Office.

Being the same property conveyed to John E. Cain, Trustee by quitclaim deed from **PARSOTTAM J. AND HARSHA P. PATEL** of record as Instrument No. 20130930-0102468, Register's Office for Davidson County, Tennessee.

The foregoing property is further described and shown on the attached quitclaim exhibit drawing.


NORTH
SCALE = 1"=20'
MAP 149
PARCEL 114
Parsottam J. & Harsha P. Patel
INSTR. # QC-200608100098588
R.O.D.C., TN.
1
FINAL PLAT
FOREST VIEW NORTH
INSTR. # 19991220-
0306680 R.O.D.C., TN.
MAP 149
PARCEL 373
John E. Cain III
INSTR. # 20121220-
0117651 R.O.D.C., TN.
N48°03'37"E
39.14'
N41°56'23"W
32.84'
S8°14'26"W
50.96'
Area of Conveyance
638.729 Sq Ft
0.015 Acres
Point of Beginning
Murfreesboro Pike
108' R.O.W.
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166
D&A Project #13001
Ex1.0
Quit Claim Exhibit
2722 Murfreesboro Pike

## TRUE COPY CERTIFICATION

I, Aaron Kaalberg, 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 7, 2025.

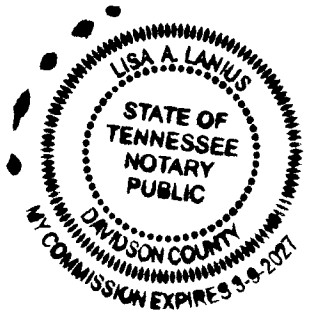
8/7/25
Date

Signature

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 7th day of August 2025, personally appeared before me, Lisa A. Lanius, a notary public for this county and state, Aaron Kaalberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature




My Commission Expires: 3/9/2027