THIS INSTRUMENT PREPARED BY:

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Karen Johnson Davidson County
Batch# 1317639 DEEDQC
09/02/2025 03:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250902-0070088

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
SRE Tennessee 8, LLC Attn: Vice President Corporate Development 4401 Colwick Road Charlotte, NC 28211	Owner	093-15-0-080.00 093-15-0-084.00

QUITCLAIM DEED

THE PURPOSE OF THIS QUITCLAIM DEED IS TO COMBINE THE ABOVE PARCELS INTO ONE SINGLE PARCEL.

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **SRE TENNESSEE 8, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **SRE TENNESSEE 8, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property").

The above referenced land consists of improved properties commonly known as 15 Lindsley Avenue, Nashville, TN 37210 (for parcel number 093-15-0-080.00) and 25 Lindsley Avenue, Nashville, TN 37210 (for parcel number 093-15-0-084.00).

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

[Signature page to follow]

IN WITNESS WHEREOF, this instrument has been executed this 9th day of April, 2025.

SRE Tennessee 8, LLC,
a Tennessee limited liability company

By: _____
Name: John E. Russ III
Title: VP

STATE OF North Carolina]
COUNTY OF Mecklenburg]

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John E Russ III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged [himself/herself] to be the VP of the SRE Tennessee 8, LLC, the within-named bargainor, and that [he/she] as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the SRE Tennessee 8, LLC by [himself/herself] as such VP.

WITNESS my hand and official seal at Nashville, Tennessee, this 9 day of April, 2025.

JOHN L COLEMAN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 2, 2030

_____
Notary Public
My Commission Expires: March 2, 2030

Exhibit A

Parcel 80

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDSLEY AVENUE, 60 FEET IN WIDTH AND THE EASTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE SOUTH, 50 FEET IN WIDTH;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDSLEY AVENUE, NORTH 58 DEG 54 MIN 52 SEC EAST, 257.53 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH RAPE AND SEXUAL ABUSE CENTER, AS OF RECORD IN DEED BOOK 10585, PAGE 938, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDSLEY AVENUE WITH THE WESTERLY PROPERTY LINE OF RAPE AND SEXUAL ABUSE CENTER, SOUTH 30 DEG 37 MIN 52 SEC EAST, 157.26 FEET TO AN EXISTING IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE INTERSTATE 40;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40, SOUTH 63 DEG 28 MIN 14 SEC WEST, 160.42 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE SOUTH 31 DEG 29 MTN 35 SEC EAST, 43.65 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 59 DEG 00 MIN 38 SEC WEST, 96.19 FEET TO AN IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 1ST AVENUE SOUTH;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 WITH THE EASTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE SOUTH, NORTH 31 DEG 14 MIN 11 SEC WEST, 188.00 FEET TO THE POINT OF BEGINNING, CONTAINING 42,312 SQUARE FEET (0.97 ACRES MORE OR LESS),

THE ABOVE DESCRIPTION WAS PREPARED BY CHERRY LAND SURVEYING, INC. R. SCOTT CHERRY, TENNESSEE REGISTERED LAND SURVEYOR NO. 1512, BASED UPON AN ALTA/ACSM LAND TITLE SURVEY OF PARCELS 80, 81, 82, AND 83, MAP 93-15, DATED MAY 18, 2006, BEARING JOB NUMBER 05365ALT MHC.

BEING ALL OF THE SAME PROPERTY CONVEYED TO SRE TENNESSEE 8, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM DARREN METZ, ALEX BRANDON, AND JOE WHITE, OF RECORD IN INSTRUMENT NO. 20200706-0072239, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel 84

Land in Davidson County, Tennessee, being part of Lot No. 55 on the Plan of University Property, as of record in Book U, Page 212, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the southwest corner of University Street and Lindsley Avenue, thence along the westerly margin of University Street, South 27 deg. 28 min. East 168.1 feet; thence along the northerly boundary of the property conveyed to the State of Tennessee, South 67 deg. 15 min. West 134.4 feet; thence leaving said right of way, North 27 deg. 29 min. West 156.7 feet to the southerly margin of Lindsley Avenue; thence with the margin of the same, North 62 deg. 22 min. East 134 feet to the point of beginning.

Being the same property conveyed to SRE Tennessee 8, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20240729-0057128, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Ashley Robles, 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 April 9, 2025 (date of document).

Ashley Robles
Affiant Signature

September 2, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of September, 2025.

Linda J. Boggess
Notary's Signature

MY COMMISSION EXPIRES: 3-3-2026

NOTARY'S SEAL

