Karen Johnson Davidson County
Batch# 1338810 DEEDQC
10/27/2025 03:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251027-0085406

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Holder Properties 330 Cumberland Boulevard, Suite 220 Atlanta, Georgia 30339	105-070-097.00 105-070-098.00 105-070-099.00 105-070-102.00 105-070-087.00 105-070-101.00	Same as Address New Owner
This instrument prepared by: Brooks R. Smith, Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HCD WEDGEWOOD 1231 MARTIN LLC**, a Delaware limited liability company (the "Grantor"), by these presents hereby sells, assigns, and quitclaims **HP MARTIN AND GRAY PROPERTY, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGES]

KARI COOPER
NOTARY PUBLIC
My Commission Expires
July 23, 2029
COBB COUNTY, GEORGIA

STATE OF GEORGIA
COUNTY OF COBB

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant: Michael T. Harrison

Subscribed and sworn to before me this 23rd day of OCT, 2025.

Notary Public
My Commission Expires: 7/23/29

4931-3373-5796.1
Error! Unknown document property name.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 23rd day of October, 2025.

GRANTOR:

HCD WEDGEWOOD 1231 MARTIN LLC, a
Delaware limitd liability company

By: **HCD Wedgewood Venture LLC**,
a Delaware limited liability company,
its sole member

By: **Hines Wedgewood OZF Associates LP**,
a Texas limited partnership,
its administrative managing member

By: **Hines Wedgewood OZF GP LLC**,
a Delaware limited liability company,
its general partner

By: **Hines Interests Limited Partnership**,
a Delaware limited partnership,
its sole member

By: _____
Michael T. Harrison
Senior Managing Director

STATE OF GEORGIA

COUNTY OF COBB

Before me, KARI COOPER, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael T. Harrison, 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 Senior Managing Director of Hines Interests Limited Partnership, a Delaware limited partnership, sole member of Hines Wedgewood OZF GP LLC, a Delaware limited liability company, general partner of Hines Wedgewood OZF Associates LP, a Texas limited partnership, administrative managing member of HCD Wedgewood Venture LLC, a Delaware limited liability company, and sole member of HCD WEDGEWOOD 1231 MARTIN LLC, a Delaware limited liability company, the within named Grantor, and that he as such Grantor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the sole member of Grantor by himself as such officer, as his free act and deed.

WITNESS my hand, at office, this 23rd day of October, 2025.

_____
Notary Public
My Commission Expires: 7/23/29

KARI COOPER
My Commission Expires
NOTARY PUBLIC
July 23, 2029
COBB COUNTY, GEORGIA

Exhibit A

Description of Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Parcel I:

Land situated in the 17th Councilmanic District, City of Nashville, Davidson County, Tennessee, Lots 24-29 on plat entitled Plan of Merritt and Hagan's Subdivision of record in Plat Book 161, Page 49, R.O.D.C. and being more particularly described as follows:

Beginning at an iron rod (old) lying in the Northerly margin of Gray Street (50' R.O.W.) and Westerly margin of Alley #186 (15' R.O.W.) and being the Southeasterly corner of the hereon described tract; thence, along said Gray Street, N 82°28'09" W, an distance of 326.69' to an iron rod (old); thence, along the Easterly margin of Alley #185 (15' R.O.W.) N 06°57'54" E, a distance of 150.00' to an iron rod (new); thence, along the Southerly margin of Alley #187 (15' R.O.W.) S 82°28'19" E, an distance of 327.96' to an iron rod (new); thence, along the Westerly margin of Alley #186 (15' R.O.W.) S 07°27'01" W, an distance of 150.00' to the Point of Beginning.

Parcel II:

Land situated in the 17th Councilmanic District, City of Nashville, Davidson County, Tennessee, Lots 2 & 3 on plat entitled Plan of Merritt and Hagan's Subdivision of record in Plat Book 161, Page 49, R.O.D.C. and being more particularly described as follows:

Beginning at an iron rod (old) lying in the Westerly margin of Martin Avenue (R.O.W. Varies), said iron rod (old) lying 50' from the Southerly margin of Alley #187 (15' R.O.W.) and being the Northeasterly corner of the hereon described tract; thence, along said Westerly margin of Martin Avenue S 07°27'05" W, an distance of 100.00' to an iron rod (new); thence, along the Northerly margin of Gray Street (50' R.O.W.) N 82°07' 13'" W, an distance of 125.00' to an iron rod (new); thence, along the Easterly margin of Alley #186 (15' R.O.W.) N 07° 27" 01" E, an distance of 100.00' to an iron rod (new); thence, with the south line of Good Dying Building Trust, of record in Instrument No.: 20201102-0127501, R.O.D.C. S 82°07'09" E, an distance of 125.00' to the Point of Beginning.

The foregoing legal description was prepared from the ALTA/NSPS Land Title Survey dated July 11, 2019, last revised March 17, 2025, by J. Alan Cummings, Tennessee Registered Land Surveyor Registration License No. 2351, on behalf of Crawford & Cummings, P.C., 8161 Hwy 100, Suite 163, Nashville, TN 37221.

Being the same property conveyed to HCD Wedgewood 1231 Martin LLC, a Delaware limited liability company, by deed from 2-Wood Driver LLC, a Washington limited liability company, of record in Instrument No. 20200108-0002657, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Erica Allyn, 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 10/23/25 (date of document).

Erica Allyn
Affiant Signature

10/23/2025
Date

State of Tennessee.
County of Davidson

Sworn to and subscribed before me this 27 day of October, 2025.

Dongelia Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON