Prepared by and

AFTER RECORDING, RETURN TO:

Bradley Arant Boult Cummings LLP (BRS)
1221 Broadway, Suite 2400
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1340628 DEEDQC
10/31/2025 08:16:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251031-0086666

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Group/Control Map/Parcel Nos.:
Magnolia Brentwood Commons, LLC 2505 21st Avenue South, Suite 204 Nashville, Tennessee 37212	Same as Address new Owner	160-00-0-209.00

THIS INDENTURE made and entered into as of the date written below, by and between GATEWAY POPLAR, INC., a California corporation (the "Grantor"), and MAGNOLIA BRENTWOOD COMMONS, LLC, a Tennessee limited liability company, as to an undivided 40.48% tenant-in-common interest, and TENN PROPERTIES BRENTWOOD COMMONS, LLC, a Delaware limited liability company, as to an undivided 59.52% tenant-in-common interest, as tenants-in-common (collectively, the "Grantee"), its successors and assigns.

W I T N E S S E T H, THAT:

GRANTOR, for and in consideration of the sum of one and no/100 ($1.00) Dollar and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has remised, conveyed and quitclaimed, and by these presents does hereby remise, convey and forever QUITCLAIM AND RELEASE unto Grantee all of Grantor's right, title and interest in and to the property described in **Exhibit A** attached hereto and by reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property to the said Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the Property or its appurtenances, or any rights thereof.

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration for this transfer is **$ *0.00***

Affiant M Martin

Subscribed and sworn to before me this the 29 day of October, 2025.

(Affix Seal) *Notary Public*

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/22/29

[signature page follows next]

[Signature Page to Affidavit of Consideration]

IN WITNESS WHEREOF, the undersigned Grantor has caused this Quitclaim Deed to be executed by its duly authorized representative as of the 29th day of October, 2025.

GRANTOR:

GATEWAY POPLAR, INC.,
a California corporation

By: _____
Name: Jude Perez
Title: Vice President

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, or validity of that document.

STATE OF CALIFORNIA }
}
COUNTY OF Los Angeles }

On October 27, 2025 before me, Fabiola Galindo Hernandez, Notary Public, personally appeared Jude Perez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

FABIOLA GALINDO HERNANDEZ
COMM. #2471173
Notary Public - California
Los Angeles County
My Comm. Expires Nov. 13, 2027

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

_____
Notary Public

[Signature Page to Quitclaim Deed]

Exhibit A

The Land referred to herein below in situated in the City of Brentwood, County of Davidson, State of Tennessee, and described as follows:

Beginning at a 5/8" Iron Rod w/cap Ragan-Smith found at the northwest corner of the subject parcel/the southwest corner of Southpoint LLC, DB-20140813 0072917 on the easterly right of way of Brentwood Commons Way; thence along the south line of Southpoint LLC N 37°50'46" E 194.18' to found 5/8" Iron Rod at an angle point in Southpoint LLC's line; thence continuing along Southpoint LLC S 82°09'14" E 726.36' to a new half inch rod with cap," C MCGILL RLS 2699" set ; thence continuing with Southpoint LLC S 82°10'39" E 267.76' to a new half inch rod with cap," C MCGILL RLS 2699" set at the northeast corner of the subject parcel/ the southeast corner of Southpoint LLC, and a point on westerly the right of way of Health Park Dr on a non-tangent curve concave to the east; thence along the westerly right of way of Health Park Dr with a curve with a Radius of 465', an Arc Length of 184.23', a Chord Bearing of S 02°45'15" W, and a Chord Distance of 183.03' to a new half inch rod with cap," C MCGILL RLS 2699" set; thence S 08°37'16" E 20' to a new half inch rod with cap," C MCGILL RLS 2699" set; thence S 81°22'26" W 38.17' to a new half inch rod with cap," C MCGILL RLS 2699" set; thence along a curve concave to the west with a Radius of 257', an Arc Length of 45.04', a Chord Bearing of S 02°49'35" W, and a Chord Length of 44.98' to a new MAG Nail w/ disc Cliff McGill TNRLS 2699 set in an asphalt driveway; thence S 07°50'47" W 265.76' to a new MAG Nail w/ disc Cliff McGill TNRLS 2699 set in a concrete walkway; thence S 54°37'46" W 142.77' to a new half inch rod with cap," C MCGILL RLS 2699" set at the start of a curve; thence along the curve concave to the east with a Radius of 90.01', an Arc Length of 73.49', a Chord Bearing of S 31°14'47" W, and a Chord Length of 71.47' to a new half inch rod with cap," C MCGILL RLS 2699" set at the intersection of the westerly right of way of Health Park Way, and the northerly right of way of Old Hickory Boulevard; thence along the northerly right of way of Old Hickory Boulevard N 82°09'18" W 376.99' to a new half inch rod with cap," C MCGILL RLS 2699" set; thence continuing with Old Hickory Boulevard N 78°58'01" W 191.31' to a new half inch rod with cap," C MCGILL RLS 2699" set; thence N 82°03'44" W 50.58' to a new half inch rod with cap," C MCGILL RLS 2699" set; thence N 82°10'02" W 90.46' to a new half inch rod with cap," C MCGILL RLS 2699" set at the intersection of Old Hickory Boulevard, and Brentwood Commons Way; thence along Brentwood Commons Way N 37°59'58" W 33.42' to a new half inch rod with cap," C MCGILL RLS 2699" set; thence continuing along Brentwood Commons Way N 07°50'46" E 111.60' to a new half inch rod with cap," C MCGILL RLS 2699" set at the start of a curve concave to the southwest; thence along a curve concave to the southwest with a Radius of 429.99', an Arc Length of 450.30', a Chord Bearing of N 22°09'14" W, and a Chord Length of 430' to the Point of Beginning containing 14.51 acres per survey of Cliff McGill RLS 2699 on July 24, 2025.

The foregoing legal description was prepared from the ALTA/NSPS Land Title Survey dated August 3, 2025, last revised October 28, 2025, by Clifford McGill, RLS 2699, on behalf of NV5, 4580 Stephen Circle N.W., Suite 300, Canton, Ohio 44718.

BEING the same property conveyed to Gateway Poplar, Inc., a California corporation by Quitclaim Deed of record in Instrument No. 20121009-0092540, and Special Warranty Deed

from Southpoint, LLC, a Tennessee limited liability company of record in Instrument No. 20151204-0122613, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 October 29, 2025 (date of document).

Affiant Signature

October 29, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of October, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON