This instrument was prepared by:
Laurence M. Papel
Nelson Mullins Riley & Scarborough, LLP
1222 Demonbreun Street, Suite 1700
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1341947 DEEDQC
11/04/2025 10:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251104-0087833

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Prime Kurtell Properties BMC, LLC 352 17th Street Vero Beach, Florida 32960	Prime Kurtell Properties BMC, LLC 352 17th Street Vero Beach, Florida 32960	142-363.00

For and in consideration of the sum of $10.00 cash in hand paid, **PRIME KURTELL PROPERTIES, LLC**, a Delaware limited liability company ("***Grantor***"), does hereby quitclaim and convey unto **PRIME KURTELL PROPERTIES BMC, LLC**, a Delaware limited liability company ("***Grantee***"), all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on **EXHIBIT A** attached hereto and incorporated herein by reference (the "***Property***").

This is improved property known as 7640 Highway 70 South, Nashville, Davidson County, Tennessee.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized agent on this 28 day of Oct. 2025.

GRANTOR:

PRIME KURTELL PROPERTIES, LLC, a Delaware limited liability company

By: Marilyn G. Wallach
Name: Marilyn G. Wallach
Title: Manager

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marilyn G. Wallach, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Manager of Prime Kurtell Properties, LLC, a Delaware limited liability company, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as such Manager on behalf of such limited liability company.

Witness my hand and official seal his day this 28 day of Oct. 2025.

PATRICIA A. STAUNTON
Commission # HH 223266
Expires May 9, 2026

Patricia A. Staunton
Notary Public
Commission Expires: 5/9/2026

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

The actual consideration for this transfer is $0.00.

Marilyn G. Wallach
Affiant

Subscribed and sworn to before me this the 28 day of Oct. 2025.

Patricia A. Staunton
Notary Public

My Commission Expires: 5/9/2026

PATRICIA A. STAUNTON
Commission # HH 223266
Expires May 9, 2026

EXHIBIT A

Description of the Property

7640 Highway 70 South, Nashville, Tennessee

Land lying in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, and being the remaining portion of Lot 1, First Revision, Bellevue Center, and being the property of Baptist Hospital System, Inc., of record at Instrument No. 20011231-0144918, at the Register's Office for Davidson County, Tennessee, and being bound on the south by the northerly right-of-way line of S.R. 70 S., on the west by the U.B. Properties, L.L.C., property of record at Instrument No. 20000901-0086796, GAT Development Corporation property, of record in Deed Book 10305, page 549, Bellevue West Shopping Center, of record in Deed Book 9560, page 305, and Rechter-Davis Properties property, of record at Instrument No. 19991228-0307537, on the north by the excluded portion of Lot 1, First Revision, Bellevue Center, being the property of The Oasis Church, Inc. of record at Instrument No. 20020522-0062445, and on the east by the westerly line of a joint access easement, of record in Plat Book 7900, page 473, and being more particularly described as follows:

BEGINNING at a concrete monument found, being the southwesterly corner of the herein described tract and being the southeasterly corner of the U.B. Properties, L.L.C. property;

Thence, N 20° 12' 18" E, 343.10' to a concrete monument found, being the northeasterly corner of the GAT Development Corporation property;

Thence, N 69° 47' 42" W, 431.80' to a concrete monument found, being the southeasterly corner of the Rechter-Davis Properties property;

Thence, N 13° 28' 59" E, 210.89' to a punch hole found in the top of curb;

Thence, with the tract division line, S 78° 51' 55" E, 320.53' to an iron pin found;

Thence, S 69° 36' 09" E, 209.85' to an iron pin found;

Thence, N 82° 41' 02" E, 71.34' to an iron pin found in the westerly line of the joint access easement;

Thence, with a curve to the left, having a central angle of 07° 01' 32", a radius of 963.18', chord bearing and distance S 10° 15' 15" E, 118.03', along an arc length of 118.10' to a P.K. nail found;

Thence, with a curve to the right, having a central angle of 33° 58' 16", a radius of 300.00', chord bearing and distance, S 03° 13' 07" W, 175.28', along an arc length of 177.87', to an iron pin found;

Thence, S 20° 12' 15" W, 380.82' to a P.K. nail found in the northerly right-of-way line of S.R. 70 S;

Thence, with said right-of-way line, N 69° 48' 13" W, 175.00' to an iron pin found;

Thence, with said right-of-way line, North 20° 12' 18" W, 14.00 feet to a concrete monument found;

Thence, N 69° 47' 42" W, 68.75 feet to the PONT OF BEGINNING and containing 250,972 square feet or 5.761 acres, more or less, as shown by survey made by Michael R. Williams, Registered Land Surveyor, Tennessee License No. 1906, Hart Freeland Roberts, Inc., 7101 Executive Center Drive, Suite 300, Brentwood, Tennessee, dated November 1, 2002, bearing Job No. 2002094.

Being the same property conveyed to Prime Kurtell Properties, LLC, a Delaware limited liability company, by Quitclaim Deed of record in Instrument No. 20131205-0124152, Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, W. Woods Drinkwater, do hereby make oath that I am [x] a licensed attorney and/or [ ] the custodian of the original version of the electronic document tendered for recording or registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 4, 2025.

Date: November 4 2025

Affiant Signature

State of Tennessee
County of Davidson

Subscribed and sworn to before me this 4th day of November, 2025

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tammy Rhoades
Notary Public

My Commission expires:
July 7, 2027