Karen Johnson Davidson County
Batch# 1421207 DEEDQC
05/15/2026 03:52:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260515-0044020

DOCUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Stephen F. McStravick
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
265 Brookview Centre Way, Suite 600
Knoxville, TN 37919

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
HP-266016 Whites Creek, LLC 631 W. Morse Boulevard, Suite 200 Winter Park, Florida 32789	A portion of 049-00-0-129.00	Same as Address New Owner

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, **HP-246001 WHITES CREEK, LLC**, a Delaware limited liability company (the "Grantor"), by these presents hereby sells, assigns, and QUITCLAIMS **HP-266016 WHITES CREEK, LLC**, a Delaware 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]

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 14 day of May, 2026.

GRANTOR:

HP-246001 WHITES CREEK, LLC, a Delaware limited liability company

By: Hillpointe, LLC, a Delaware limited liability company,
Its: Manager

By: _____
Name: Steven J. Campisi
Title: Manager

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF ORANGE)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven J. Campisi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager of Hillpointe, LLC, a Delaware limited liability company, the Manager of **HP-246001 WHITES CREEK, LLC**, a Delaware limited liability company, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the named bargainor by himself (or herself) as such Manager of Hillpointe, LLC, a Delaware limited liability company, the Manager of **HP-246001 WHITES CREEK, LLC**, a Delaware limited liability company.

WITNESS my hand, at office, this 14 day of May, 2026.

MICHELLE JARAE
MY COMMISSION # HH 322924
EXPIRES: October 17, 2026

_____
Notary Public

My Commission Expires:
10/17/2026

STATE OF FLORIDA
COUNTY OF ORANGE

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 14 day of May, 2026.

MICHELLE JARAE
MY COMMISSION # HH 322924
EXPIRES: October 17, 2026

_____
Notary Public
My Commission Expires: 10/17/2026

Exhibit A

Description of Property

Tract 2

Being a parcel of land located in the 1ST Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee, generally located in the southwest quadrant of West Green Lane and Whites Creek Pike (U.S. Highway 431, State Route 65), backs up to Whites Creek on the rear and being more particularly described as follows:

BEGINNING at a new iron rod located at the point of intersection of the westerly right of way line of Whites Creek Pike and the southerly right of way line of West Green Lane, being the northeast corner of HP-246001 WHITES CREEK, LLC Inst. 20250731-0060415;

THENCE, with the southwesterly right of way line of Whites Creek Pike (variable width ROW) the following three (3) calls

S 29°01'42" E, 316.20 feet to an iron rod;
S 86°27' 18" W, 22.41 feet;
S 30°15'09" E, 340.19 feet;

THENCE, with a severance line of HP-246001 WHITES CREEK, LLC Inst. 20250731-0060415, R.O.D.C. the following twenty-seven (27) calls;

S 59°44'51" W, 174.24 feet;

S 47°36'04" W, 65.16 feet;

S 71°39'42" W, 82.74 feet;

N 05°21'23" W, 134.63 feet;

With a curve to the left, having a central angle of 23°10'24", a radius of 219.31 feet, a tangent of 44.97 feet, and a chord of, N 20°45'38" W, 88.10 feet for an arc length of 88.70 feet to the PT of a non-tangent circular curve;

N 33°16'38" W, 107.59 feet;

With a curve to the left, having a central angle of 42°44'52", a radius of 126.07 feet, a tangent of 49.34 feet, and a chord of N 59°26'30" W, 91.89 feet for an arc length of 94.06 feet to a the PT of a non-tangent circular curve;

N 85°26'55" W, 50.19 feet;

With a curve to the left, having a central angle of 18°13'22", a radius of 210.69 feet, a tangent of 33.79 feet, and a chord of S 83°21'53"W, 66.73 feet for an arc length of 67.01 feet to a the PT of a non-tangent circular curve;

S 75°45'16" W, 212.24 feet;

With a curve to the left, having a central angle of 28°33'39", a radius of 110.74 feet, a tangent of 28.19 feet, and a chord of S 57°19'47"W, 54.63 feet for an arc length of 55.20 feet to a the PT of a non-tangent circular curve;

S 42°05'08" W, 107.18 feet;
S 70°15'17" W, 69.82 feet;
N 55°11'51" W, 20.52 feet;
N 18°57'19" W, 27.02 feet;
N 03°27'35" E, 17.30 feet;
N 40°54'22" W, 28.00 feet;
N 78°51'38" W, 11.47 feet;
N 31°36'02" W, 2.50 feet;

With a curve to the right, having a central angle of 39°00'38", a radius of 26.50 feet, a tangent of 9.39 feet, and a chord of N 12°05'40" W, 17.70 feet for an arc length of 18.04 feet to the PT of a non-tangent circular curve;

N 07°24'42" E, 19.08 feet;

With a curve to the right, having a central angle of 29°10'47", a radius of 24.50 feet, a tangent of 6.38 feet, and a chord of N 22°00'06" E, 12.34 feet for an arc length of 12.48 feet to the PT of a non-tangent circular curve;

With a curve to the right, having a central angle of 12°30' 08", a radius of 294.50 feet, a tangent of 32.26 feet and a chord of N 42°50'34" E, 64.13 feet for an arc length of 64.26 feet to a the PT of a non-tangent circular curve;

N 49°05'38" E, 15.23 feet;

With a curve to the left, having a central angle of 33°30'47", a radius of 510.50 feet, a tangent of 153.71 feet, and a chord of N 32°20'15" E, 294.36 feet for an arc length of 298.60 feet to the PT of a non-tangent circular curve;

N 20°46'04" E, 35.97 feet;

With a curve to the left, having a central angle of 03°26'10", a radius of 515.00 feet, a tangent of 15.45 feet, and a chord of N 09°52'25"E, 30.88 feet for an arc length of 30.89 feet to the PT of a non-tangent circular curve;

N 08°09'20" E, 120.94 feet to the southerly right of way line of West Green Lane;

Thence, with said southerly right of way line of West Green Lane the following four (4) calls;

With a curve to the right, having a central angle of 03°03'33", a radius of 1412.40 feet, a tangent of 37.72 feet, and a chord of S 79°05'52" E, 75.40 feet for an arc length of 75.41 feet to a the PT of a non-tangent circular curve;

S 77°34'00" E, 27.01 feet;

With a curve to the left, having a central angle of 08°45'31", a radius of 736.20 feet, a tangent of 56.38 feet, and a chord of S 81°56'45" E, 112.43 feet for an arc length of 112.54 feet to the PT of a non-tangent circular curve;

THENCE, S 86°19'00" E, 255.35 feet to the point of beginning.

Containing 365,400 square feet or 8.39 acres, more or less.

Being a portion of the property conveyed to HP-246001 Whites Creek, LLC, a Delaware limited liability company, by deeds of record as Instrument No. 20250731-0060415 and Instrument No. 20250731-0060415, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, William Louis Lovell 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 5/15/26.

William Louis Lovell
Affiant
Date: May 15, 2026

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Fulton

Sworn to and subscribed before me this 15th day of May, 2026.

Jessica Robertson
Notary Public

My Commission Expires: 8/27/2027

JESSICA ROBERTSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 27, 2027