Karen Johnson Davidson County
Batch# 1421207 DEEDQC
05/15/2026 03:52:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260515-0044021

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-266017 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-266017 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 3

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 in the center of Whites Creek in the northerly right of way line of Briley Parkway (variable width ROW) at the southeast corner of Lot 7, Forest Vale, of record in Instrument 19991240-303086, R.O.D.C.;

THENCE, upstream with said center of creek the following calls:
N 16° 32' 21" W. 343.95 feet,
N 27° 32' 21" W, 297.00 feet,
N 16° 17' 21" W, 297.00 feet,
N 16° 12' 39" E, 264.00 feet,
N 31° 12' 39" E, 396.00 feet,
N 10° 20' 33" E, 461.51 feet being a common corner with James A. Bennett Revocable Living Trust of record in Instrument No. 20221230-0133963, R.O.D.C.

THENCE, leaving said creek with James A. Bennett Revocable Living Trust in line with a wall and fence line S 83° 03' 23" E, passing a new iron rod witness corner at 40.00 feet, in all for a total distance of 365.92 feet to a new iron rod near a corner post, the terminus of West Green Lane;

THENCE, with said terminus S 03° 04' 19" W, 14.94 feet to a new iron rod on the southerly right of way margin of West Green Lane;

THENCE, with the southerly right of way line of West Green Lane and with a fence line the following calls two (2);

S 82° 59' 05"E, 1,103.00 feet to a new iron rod;

With a curve to the right, having a central angle of 02° 31'26", a radius of 1412.40 feet, a tangent of 31.11 feet, and a chord of S 81° 53'22" E, 62.21 feet for an arc length of 62.22 feet to the PT of a non-tangent circular curve;

Thence, leaving said southerly right of way line with a severance line of HP-246001 Whites Creek, LLC of record in Instrument 20250731-0060415, R.O.D.C. the following thirty-four (34) calls:

S 08° 09'20" W, 120.94 feet;

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

S 20°46'04" W, 35.97 feet;

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

S 49° 05'38" W, 15.23 feet;

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

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

S 07° 24'42" W, 19.08 feet;

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

S 31° 36'02" E, 2.50 feet;

S 58° 20'37" W, 23.44 feet;

S 49°05'38" W, 3.91 feet;

S 40° 06'48" W, 23.50 feet;

N 49° 58'50" W, 5.22 feet;

With a curve to the left, having a central angle of 40° 17'09", a radius of 27.11 feet, a tangent of 9.94 feet, and a chord of N 70° 40'05"W, 18.67 feet for an arc length of 19.06
feet to the PT of a non-tangent circular curve;

With a curve to the right, having a central angle of 16° 53'01", a radius of 59.47 feet, a tangent of 8.83 feet, and a chord of N 84° 35'08" W, 17.46 feet for an arc length of 17.52 feet to a the PT of a non-tangent circular curve;

With a curve to the left, having a central angle of 45° 22'55", a radius of 26.50 feet, a tangent of 11.08 feet, and a chord of S 81° 05'26" W, 20.45 feet for an arc length of 20.99 feet to the PT of a non-tangent circular curve;

S 58° 23'58" W, 2.50 feet;

N 31° 39'23" W, 23.44 feet;

N 40° 54'22" W, 5.32 feet;

N 51° 38'04" W, 23.49 feet;

N 38° 04'08" E, 8.79 feet;

With a curve to the left, having a central angle of 34° 20'33", a radius of 26.50 feet, a tangent of 8.19 feet, and a chord of N 20° 07'02" E, 15.65 feet for an arc length of 15.88 feet to the PT of a non-tangent circular curve;

N 00° 58'01" E, 4.54 feet;

With a curve to the right, having a central angle of 12° 41'35", a radius of 61.67 feet, a tangent of 6.86 feet, and a chord of N 08° 22'44" E, 13.63 feet for an arc length of 13.66 feet to the PT of a non-tangent circular curve;

With a curve to the left, having a central angle of 55° 53'52", a radius of 20.04 feet, a tangent of 10.63 feet, and a chord of N 13°19'44" W, 18.78 feet for an arc length of 19.55 feet to the PT of a non-tangent circular curve;

N 40° 54'15" W, 79.10 feet;

S 49° 05'38" W, 417.76 feet;

S 61° 53'29" W, 55.65 feet;

S 77° 47'13" W, 92.60 feet;

N 85° 16'04" W, 141.14 feet;

S 69° 31'03" W, 195.88 feet;

S 24° 02'11" W, 275.44 feet;

With a curve to the right, having a central angle of 11° 05'04", a radius of 3186.13 feet, a tangent of 309.16 feet, and a chord of S 06° 42'17" E, 615.43 feet for an arc length of 616.39 feet to the northerly right of way line of Briley Parkway;

THENCE, with said northerly right of way line of Briley Parkway, S 76°53'08" W, 323.93 feet to the point of beginning.

Containing 1,645,158 square feet or 37.77 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