

Tax Parcel ID#: 18017200050

After recording return to:

Fidelity National Title Insurance Company
Attn: Carly Stillings
3301 Windy Ridge Parkway, Suite 300
Atlanta, Georgia 30339

QUITCLAIM DEED

THIS QUITCLAIM DEED, made effective as of this _____ day of _____, 2023, by and between PRESTWICK DRIFT, LLC, a Georgia limited liability company (hereinafter referred to as the “Grantor”), and the CITY OF SMYRNA, GEORGIA (hereinafter referred to as the “Grantee”).

W I T N E S S E T H:

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor has granted, bargained, sold and quitclaimed and by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee all of that certain tract or parcel of land lying and being in Cobb County, Georgia, being more particularly described in Exhibit A attached hereto and by this reference made a part hereof (hereinafter referred to as the “Property”).

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, 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.

By acceptance of this Quitclaim Deed, Grantee acknowledges that the Property is subject to that certain Amended and Restated Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Riverview Landing dated June 19, 2020, recorded June 23, 2020 in Deed Book 15758, Page 4146, of the Public Records of Cobb County, Georgia.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quitclaim Deed the day and year first above written.

GRANTOR:

PRESTWICK DRIFT, LLC, a Georgia limited liability company

By: Drift Apartment Development JV,
LLC, a Delaware limited liability company, its sole member and manager

By: _____
Wiley A. Tucker, III,
Authorized Signatory

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
My Commission Expires:

[NOTARY SEAL]

EXHIBIT "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 172, 174 & 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (Variable R/W) with the southwesterly right-of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 - Easting: 2194456.99; thence crossing River View Road North 75 degrees 51 minutes 9 seconds East a distance of 108.88 feet to a point on the southeasterly right-of-way line of said River View Road, and having Georgia West Zone State Plane Coordinates of Northing: 1383199.07 - Easting: 2194562.57; thence continuing along said right-of-way line of River View Road the following courses and distances: North 28 degrees 34 minutes 6 seconds East a distance of 18.30 feet to a point; thence North 39 degrees 56 minutes 37 seconds East a distance of 32.34 feet to a point; thence North 27 degrees 55 minutes 58 seconds East a distance of 95.27 feet to a point; thence North 23 degrees 15 minutes 19 seconds East a distance of 210.82 feet to a point; thence continue Northeasterly along said line, a distance of 55.41 feet; thence North 25 degrees 22 minutes 29 seconds East a distance of 162.61 feet to a point; thence North 26 degrees 12 minutes 0 seconds East a distance of 230.57 feet to a point; thence North 26 degrees 52 minutes 15 seconds East a distance of 34.92 feet to a point; thence leaving said right-of-way line South 63 degrees 23 minutes 0 seconds East a distance of 209.96 feet to a point said point being the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING, as thus established, thence North 26 degrees 37 minutes 00 seconds East a distance of 18.10 feet to a point; thence North 32 degrees 35 minutes 35 seconds East a distance of 15.62 feet to a point; thence North 38 degrees 34 minutes 09 seconds East a distance of 157.27 feet to a point; thence North 37 degrees 01 minutes 22 seconds East a distance of 6.75 feet to a point; thence North 35 degrees 28 minutes 34 seconds East a distance of 377.75 feet to a point; thence South 60 degrees 15 minutes 03 seconds East a distance of 55.29 feet to a point; thence South 66 degrees 37 minutes 16 seconds East a distance of 90.81 feet to a point; thence South 41 degrees 07 minutes 24 seconds West a distance of 96.34 feet to a point; thence South 45 degrees 02 minutes 12 seconds West a distance of 107.25 feet to a point; thence South 40 degrees 09 minutes 32 seconds West a distance of 132.63 feet to a point; thence South 40 degrees 47 minutes 48 seconds West a distance of 129.47 feet to a point; thence South 38 degrees 14 minutes 52 seconds West a distance of 108.74 feet to a point; thence South 36 degrees 47 minutes 27 seconds West a distance of 115.31 feet to a point; thence South 29 degrees 05 minutes 45 seconds West a distance of 48.51 feet to a point; thence South 29 degrees 05 minutes 45 seconds West a distance of 36.02 feet to a point; thence South 29 degrees 33 minutes 53 seconds West a distance of 82.39 feet to a point; thence South 27 degrees 47 minutes 32 seconds West a distance of 62.01 feet to a point; thence South 27 degrees 02 minutes 22 seconds West a distance of 46.57 feet to a point; thence South 27 degrees 02 minutes 22 seconds West a distance of 54.72 feet to a point; thence South 24 degrees 50 minutes 37 seconds West a distance of 49.13 feet to a point; thence South 27 degrees 16 minutes 11 seconds West a distance

of 95.61 feet to a point; thence South 31 degrees 13 minutes 01 seconds West a distance of 97.05 feet to a point; thence South 15 degrees 56 minutes 44 seconds West a distance of 147.80 feet to a point; thence South 13 degrees 00 minutes 28 seconds West a distance of 33.04 feet to a point; thence North 61 degrees 26 minutes 03 seconds West a distance of 88.05 feet to a point; thence North 28 degrees 13 minutes 38 seconds East a distance of 196.94 feet to a point; thence North 26 degrees 36 minutes 39 seconds East a distance of 648.97 feet to a point; thence North 90 degrees 00 minutes 00 seconds East a distance of 0.00 feet to a point; thence North 63 degrees 23 minutes 00 seconds West a distance of 11.73 feet to a point, said point being the true point of beginning.

Said tract contains 116,110 square feet or 2.666 acres.