THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:
Couzens Hall Advisors, LLC
105 East 34th Street
Suite 154
New York, New York, 10016
Attention: Michael A. Fralin, Esquire

Karen Johnson Davidson County
Batch# 331754 DEEDQC
12/18/2019 10:51:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20191218-0130570

QUITCLAIM DEED

This instrument made and entered into on this the 13th day of December, 2019, between HARMOLIO LLC, a Tennessee limited liability company, hereinafter referred to as Grantor, and MTP VOORHEES - 700 8TH AVE SOUTH, LLC, a Delaware limited liability company, hereinafter collectively referred to as Grantee.

WITNESSETH:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, the Grantor conveys and quitclaims unto the Grantee, all its right, title, interest and claim in and to the following described real estate, lying in Davidson County, Tennessee:

See Exhibit "A" "B" attached hereto and made a part hereof.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has signed this Deed or has caused same to be signed on the date first above written.

HARMOLIO LLC, a Tennessee limited liability company

By: _____
Name: Adam Kimmel
Title: Sole Member

State of New York)
) ss.
County of New York)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared ADAM KIMMEL, with whom ~~I am personally acquainted~~ (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of HARMOLIO, LLC, a Tennessee limited liability company, and that ADAM KIMMEL, as such sole member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such sole member.

Witness my hand and official seal at office this 13th day of December, 2019.

My Commission expires: CHARMAINE RAPHAEL
NOTARY PUBLIC STATE OF NEW YORK
NO. 01RA6217652
QUALIFIED IN THE COUNTY OF NEW YORK
COMMISSION EXPIRES FEBRUARY 16, 2022

_____
Notary Public

***

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

AFFIANT

Subscribed and sworn to before me this 13th day of December, 2019.

Notary Public

CHARMAINE RAPHAEL
NOTARY PUBLIC STATE OF NEW YORK
NO. 01RA6217652
QUALIFIED IN THE COUNTY OF NEW YORK
COMMISSION EXPIRES FEBRUARY 16, 2022

My Commission Expires: _____

The property is improved.

Property Address:
See Exhibit B

Tax Parcel Number(s):
093-14-0-226.00

Name and Address of
Property Owner:
HARMOLIO, LLC
280 Madison Avenue, Room 1007
New York, New York 10016

Tax Notices to:
c/o Somera Road Inc.
130 West 42nd Street
Suite 1001
New York, NY 10036

EXHIBIT A
Legal Description

Parcel ID#: 09314022600 - Lot 1, 700 8th Avenue South)

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Voorhees Assemblage, plat pending, and being more particularly described as follows;

Beginning at an existing pk nail at the intersection of the easterly right-of-way line of 8th Avenue South, and the northerly right-of-way line of Alley #196;

Thence leaving the northerly right-of-way line of Alley #196, with the easterly right-of-way line of 8th Avenue South, North 01 deg 51 min 04 sec West, 49.54 feet to an existing pk nail;

Thence South 88 deg 08 min 56 sec West, 5.60 feet to an existing pk nail;

Thence North 01 deg 51 min 04 sec West, 27.18 feet to an existing pk nail;

Thence North 88 deg 08 min 56 sec East, 5.60 feet to an existing pk nail;

Thence North 01 deg 51 min 04 sec West, 49.83 feet to an existing pk nail;

Thence North 88 deg 08 min 56 sec East, 4.36 feet to an existing pk nail;

Thence North 03 deg 04 min 33 sec West, 19.91 feet to an existing pk nail in the southerly right-of-way line of Harmolio, LLC, as of record in Instrument Number: 20181206-0119206, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 8th Avenue South, with the southerly property line of Harmolio, LLC, North 88 deg 02 min 24 sec East, 143.63 feet to an existing pk nail, at a corner common with Lot 2 of said Voorhees Assemblage, also being the property of Harmolio, LLC, as of record in Instrument Number: 20140206-0010630, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 2, South 01 deg 54 min 23 sec East, 145.21 feet to an existing pk nail, in the northerly right-of-way line of Alley #196;

Thence with the northerly right-of-way line of Alley #196, South 88 deg 17 min 46 sec West, 29.08 feet to an existing pk nail;

Thence South 01 deg 42 min 14 sec East, 1.90 feet to an existing pk nail;

Thence South 88 deg 17 min 46 sec West, 118.62 feet to the POINT OF BEGINNING. Containing 21,684 square feet or 0.498 acres more or less.

Being part of the same property conveyed to Harmolio, LLC, as of record in Instrument Number: 20140206-0010630, at the Register's Office for Davidson County, Tennessee.

The foregoing description as shown on ALTA/NSPS Land Title Survey of 606 & 700 (Lot1) Eighth Avenue South dated November 27, 2019, last updated December 11, 1019 by Michael H. Charette RLS # 2048, of Cherry Land Surveying Inc.

EXHIBIT B

Property Address(es)

700	8th Avenue South (Lot 1)	Nashville	Tennessee	37203
(HOUSE NUMBER)	(STREET)	(CITY)	(STATE)	(ZIP)

TRUE COPY CERTIFICATION

I, Robert L. Nagy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania
County of Philadelphia

Personally appeared before me, Latasha S. Biddle, a notary public for this county and state, Robert L. Nagy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES:
NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Latasha S. Biddle, Notary Public
Philadelphia County
My commission expires December 27, 2021
Commission number 1280972
Member, Pennsylvania Association of Notaries