Karen Johnson Davidson County
Batch# 336763 DEEDQC
12/31/2019 10:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191231-0134953

QUITCLAIM DEED

TO: 25 Music Square West LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Word Entertainment LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
25 Music Square West LLC 48 Music Square East Nashville, TN 37203	Same	92-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 31st day of December, 2019.

Notary Public

My Commission Expires: 10-2-23

KITTY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Word Entertainment LLC**, a Tennessee limited liability company (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto **25 Music Square West LLC**, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 31st day of December, 2019.

GRANTOR: Word Entertainment LLC,
a Tennessee limited liability company

By: Word Holdings LLC,
a Delaware limited liability company,
its sole Member

By: Curb LLC,
a Tennessee limited liability company,
its majority Member

By: Mike Curb
Mike Curb, Chief Manager

~~STATE OF TENNESSEE~~) Florida
~~COUNTY OF DAVIDSON~~) Palm Beach

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mike Curb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Curb LLC, a Tennessee limited liability company, the majority Member of Word Holdings LLC, a Delaware limited liability company, the sole Member of Word Entertainment LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

~~Witness my hand and seal at office in Nashville, Tennessee, this~~ Palm Beach Florida 30 day of December, 2019.

Christine S. Scartozzi
Notary Public

My Commission Expires: 11/11/2022

Christine S. Scartozzi
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG256021
Expires 11/11/2022

EXHIBIT A

PROPERTY DESCRIPTION

TRACT NO. 1:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilman District Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Music Square West and Roy Acuff Place, being Lots No. 80, 81 and 82 as shown on the plan of O.B. Hayes First Plan of Small Lots of record in Plan Book 1, page 69, Chancery Court for Davidson County, Tennessee, and a portion of the right-of-way of Music Square West abandoned by Metro Council Bill No. 77-577, and being more particularly described as follows:

BEGINNING at a point of intersection of the southerly right-of-way line of Roy Acuff Place and the westerly right-of-way line of Music Square West as established by Metropolitan Council Bill No. 77-577;

THENCE, with said westerly right-of-way line S 02°04'00" W, 150.00 feet to an iron pill;

THENCE, leaving said right-of-way line with the northerly line of Lot No. 83, as shown on said plan N 89°30'00" W, 156.40 feet to an iron pin in the easterly right-of-way line of Alley No. 442;

THENCE, with said right-of-way line N 02°04'00" E, 150.00 feet to an iron pin in the southerly right-of-way line of Roy Acuff Place;

THENCE, with said right-of-way line S 89°30'00" E, 156.40 feet to the point of beginning.

Containing 23,451 square feet or 0.54 acres, more or less.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot No. 83, on O.B. Hayes' First Plan of Small Lots, as of record in Plan Book No. 1, page 69, Chancery Court at Nashville.

Said Lot No. 83 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines, 151 feet, more or less, to an alley.

Being the same property conveyed to Gaylord Creative Group, Inc., a Tennessee corporation formerly known as Idea Entertainment, Inc., a Tennessee corporation, by deed of record in Book 11049 Page 118, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Word Entertainment LLC, a Tennessee limited liability company formerly known as Idea Entertainment LLC, a Tennessee limited liability company, by deed of record at Instrument No. 20020104-0001707, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Kitty W. Martin, do hereby make oath that I am 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.

Kitty W. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kitty W. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31st day of December, 2019.

Notary Public

My Commission Expires:



NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE