This Instrument prepared by and after recording return to:

Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 359858 DEEDQC
02/19/2020 09:05:02 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200219-0018252

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
81 Trimble Street, LLC 633 Division Street, Suite 2 Elizabeth, New Jersey 07201 Attn: Josh Avidan	105-040-259.00	81 Trimble Street, LLC 633 Division Street, Suite 2 Elizabeth, New Jersey 07201 Attn: Josh Avidan

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AMERICAN CONSTRUCTORS, INC., a Tennessee corporation** (the "Grantor"), has bargained and sold, and by these presents hereby transfer, release, relinquish, quitclaim and convey unto **81 TRIMBLE STREET, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein.

This is improved property that currently is municipally known as 81 Trimble Street, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page follows.]

[Signature page to Quitclaim Deed – 81 Trimble]

WITNESS this the 14 day of February, 2020.

GRANTOR:

American Constructors, Inc.

By: _____

Name: Harold E. Brewer

Title: President & C.E.O.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Harold E. Brewer, 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 President & CEO of American Constructors, Inc., the within named bargainor, a Tennessee corporation, and that he as such President & CEO executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its President & CEO

WITNESS my hand and seal at office this 14 day of February, 2020.

MATTHEW McCALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

_____
NOTARY PUBLIC

My commission expires May 2, 2022.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Brandy Gomany
Affiant

Subscribed and sworn to before me,
this 14 day of February, 2020.

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 2/26/22

EXHIBIT A

PROPERTY DESCRIPTION

BEING A PARCEL OF LAND IN THE 17TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF TRIMBLE STREET. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF NORTH HILL STREET (UNIMPROVED). BOUNDED ON THE WEST BY THE ROBERT D. POOLE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201408110071998-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHERLY MARGIN OF TRIMBLE STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE ROBERT D. POOLE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201408110071998-R.O.D.C. TN. AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE SOUTHERLY MARGIN OF TRIMBLE STREET SOUTH 82 DEGREES 24 MINUTES 44 SECONDS EAST, PASSING A WITNESS PIN AT 220.00 FEET, THE CENTERLINE OF BROWNS CREEK AT 246.00 FEET FOR A TOTAL DISTANCE OF 300.00 FEET;

THENCE, SOUTH 7 DEGREES 35 MINUTES 16 SECONDS WEST, 340.00 FEET TO A POINT IN BROWNS CREEK;

THENCE, WITH THE NORTHERLY MARGIN OF NORTH HILL STREET (Unimproved) NORTH 82 DEGREES 24 MINUTES 44 SECONDS WEST, PASSING A WITNESS PIN AT 50.00 FEET FOR A TOTAL DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE ROBERT D. POOLE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201408110071998-R.O.D.C., TN. NORTH 7 DEGREES 35 MINUTES 16 SECONDS EAST, 340.00 FEET TO THE POINT OF BEGINNING.

PROPERTY IS ENCUMBERED ON THE EAST SIDE BY A SEWER LINE EASEMENT AS OF RECORD IN DEED BOOK 7121, PAGE 173-R.O.D.C., TN.

PROPERTY IS ENCUMBERED ON THE EAST SIDE BY A CHANNEL IMPROVEMENT EASEMENT AS OF RECORD IN DEED BOOK 8860, PAGE 323-R.O.D.C., TN.

CONTAINING, 102,000 sq. ft. or 2.34 Acres, more or less.

Prepared by:
Brian McCain, P.L.S. TN#2256
Southern Precision Land Surveying, Inc.
P.O. Box 220
Pegram, TN 37143-0220
File No. 15-0548

Being the conveyed to AMERICAN CONSTRUCTORS, INC., A TENNESSEE CORPORATION, by deed from BRODY LUKE TRAINER, of record as Instrument No. 20150210-0012253, dated February 9, 2015, said Register's Office.