NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Music Row 3, LLC 35 Music Square East, Suite 301 Nashville, TN 37203	New Owner's Address	See Exhibit B for a complete list of Map/Parcel Nos. Consolidated by this instrument
This instrument prepared by: Bradley Arant Boult Cummings LLP (JLJ) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAM DEED
AND INSTRUMENT OF CONSOLIDATION

THIS QUITCLAIM DEED AND INSTRUMENT OF CONSOLIDATION (the "Deed") is made as of this 9th day of ~~August~~ October, 2020, by **MUSIC ROW 3, LLC**, a Tennessee limited liability company ("Music Row").

WHEREAS, pursuant to those certain deeds of record which are referenced in Exhibit A attached hereto (the "Prior Deeds"), each of which has been delivered and recorded in the Register's Office for Davidson County, Tennessee prior to the recordation of this Deed, the real property described more particularly in Exhibit A attached hereto (the "**Property**"), was transferred and conveyed to Music Row; and

WHEREAS, it is Music Row's intention and desire, by the delivery and recording of this Deed, to consolidate into a single parcel the contiguous parcels that have been transferred to Music Row pursuant to the Prior Deeds.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Music Row, acting by and through its duly authorized representative, does hereby quitclaim, transfer and convey unto itself, its successors and assigns, all right title and interest in the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 28 day of August, 2020.

NOTARY PUBLIC
My Commission Expires: 10-2-2023

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT 2, 2023

Karen Johnson Davidson County
Batch# 493586 DEEDQC
10/09/2020 03:03:32 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20201009-0117833

Music Row hereby consolidates into one parcel described on Exhibit A the contiguous parcels which have heretofore been acquired by Music Row pursuant to the Prior Deeds.

Music has executed and delivered this Quitclaim Deed and Instrument of Consolidation on the date first above written.

MUSIC ROW 3, LLC,
a Delaware limited liability company

By: Music Row 3 PG, LLC
a Delaware limited liability company
Managing Member

By: PDC TN/FL, LLC
a Delaware limited liability company
Manager

By: _____
Whitfield Hamilton, Local Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kelli A. Doyle, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Whitfield Hamilton, 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 Local Partner of PDC TN/FL, LLC, a Delaware limited liability company, the Manager of Music Row 3 PG, LLC, a Delaware limited liability Company and Managing Member of MUSIC ROW 3, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Local Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the MUSIC ROW 3, LLC as the Local Partner of the Manager of the Managing Member of MUSIC ROW 3, LLC.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of August, 2020.

_____
Notary Public

My Commission Expires:
03/06/2024

KELLI A. DOYLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/06/2024
COUNTY OF DAVIDSON

EXHIBIT A

Property Description

Beginning at an iron pin (new), in the easterly margin of 16th Avenue South, the southwest corner of a tract of land which belongs to David M. Shearon, having a deed reference in I.N. 20021028-0131873, Register's Office of Davidson County, Tennessee, the northwest corner of this tract and continuing as follows:

S 83°03'32" E, 146.08 feet to an iron pin (new), in the westerly margin of Alley #438, the southeast corner of said tract of land which belongs to David M. Shearon;

Thence, S 08°36'23" W, 250.35 feet to an iron pin (new), at the intersection of the westerly margin of Alley #438, and the northerly margin of Tremont Street;

Thence, N 82°45'28" W, 144.63 feet to an iron pin (new), in the northerly margin of Tremont Street;

Thence with a curve to the right, having a radius of 5.00 feet, an arc distance of 8.05 feet, and a chord bearing and distance of N 36°38'36" W, 7.21 feet to an iron pin (new), in the easterly margin of 16th Avenue South;

Thence, N 09°28'16" E, 244.52 feet, to the point of beginning, containing 37,068.11 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated January 30, 2020.

Being the same property conveyed to Music Row 3, LLC, a Delaware limited liability company, by the following instruments, all recorded with the Register of Davidson County, Tennessee:

Special Warranty Deed of record in Instrument No. 20191212-0128417 and Quitclaim Deed of record in Instrument No. 20191212-0128418, as corrected in Scrivener's Affidavit recorded in Instrument No. 2020511-0048913 (Map/Parcel 104-04-175 - 1030 16th Avenue South)

Special Warranty Deed of record in Instrument No. 20191212-0128429 and Quitclaim Deed of record in Instrument No. 20191212-0128430, as corrected in Scrivener's Affidavit recorded in Instrument No. 2020511-0048912 (Map/Parcels 104-04-174 – 1028 16th Avenue South) and Map/Parcel 105-01-110 - 1026 16th Avenue South); and

Special Warranty Deed of record in Instrument No. 20191212-0128423 and Quitclaim Deed of record in Instrument No. 20191212-0128424, as corrected in Scrivener's affidavit recorded in Instrument No. 2020511-0048911 (Map/Parcel 105-01-109 -1024 16th Avenue South) & Map/Parcel 105-01-108 - 1022 16th Avenue South)

EXHIBIT B

List of Tax Parcel Numbers

104-04-0-175.00	(1030 16th Avenue South)
104-04-0-174.00	(1028 16th Avenue South)
105-01-0-110.00	(1026 16th Avenue South)
105-01-0-109.00	(1024 16th Avenue South)
105-01-0-108.00	(1022 16th Avenue South)