FROM: 905 Cowan Partners LLC, an Illinois limited liability company
TO: Zero Cowan Partners LLC, an Illinois limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Zero Cowan Partners LLC c/o Monroe Investment Partners LLC 6 E Monroe Street, Suite 300 Chicago, Illinois 60603	(same)	Map 82-6 Parcel 90

THIS INSTRUMENT PREPARED BY: Robert R. Campbell, Jr., Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 518357 DEEDQC
11/18/2020 02:16:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201118-0135981

STATE OF ILLINOIS)
COUNTY OF COOK)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2020.

PENELOPE A FAULKNER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 25, 2021

Notary Public
My Comm. Expires: 6/25/21

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **905 COWAN PARTNERS LLC**, an Illinois limited liability company, as successor by conversion to 905 Cowan Partners, an Illinois general partnership, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey all its right, title and interest to **ZERO COWAN PARTNERS LLC**, an Illinois limited liability company, hereinafter called "GRANTEE", its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is unimproved property commonly known as 0 Cowan Court, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of this 18th day of November, 2020.

GRANTOR:

905 COWAN PARTNERS LLC,
an Illinois limited liability company

By: Monroe Asset Management LLC,
an Illinois limited liability company,
its Manager

By: MIP Ventures LLC,
an Illinois limited liability company,
its Manager

By: _____
Name: Donald J. Allen
Title: Manager

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald J. Allen 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 Manager of MIP Ventures LLC, an Illinois limited liability company, the Manager of Monroe Asset Management LLC, an Illinois limited liability company, the Manager of 905 Cowan Partners LLC, the within named bargainor, an Illinois limited liability company, and that he as such Manager, 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 Manager of MIP Ventures LLC, the Manager of Monroe Asset Management LLC, the Manager of 905 Cowan Partners LLC.

WITNESS my hand and seal at office in Chicago, Illinois, this the 17th day of November, 2020.

_____
Notary Public

My Commission Expires: 6/25/21

[S E A L]

PENELOPE A FAULKNER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 25, 2021

4847-0309-9346

EXHIBIT A

Legal Description

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Reserve Parcel, on the plan of Section Six Cowan Industrial Park, of record in Book 6250, page 279, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being a portion of the property conveyed to 905 Cowan Partners, an Illinois general partnership, by deed from CSK Equipment, LLC, a Tennessee limited liability company, of record as Instrument No. 20061221-0157820, said Register's Office. By conversion, 905 Cowan Partners is now 905 Cowan Partners LLC, an Illinois limited liability company.