Karen Johnson Davidson County
Batch# 554699 DEEDQC
01/14/2021 03:17:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210114-0006715

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Tax Parcel Nos.:
Troutman Pepper Hamilton Sanders LLP Attn: Adrian M. Boddie, Esq. 301 S. College Street Suite 3400 Charlotte, NC 28202	State Street Owner, L.P. 8210 Creedmoor Road, Suite 103 Raleigh, NC 27613	092-120-322.00 092-120-321.00 092-120-320.00 092-120-319.00 092-120-318.00 092-120-216.00 092-120-213.00 092-120-212.00 092-120-211.00 092-120-121.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STATE STREET MIDTOWN, L.P.**, a Tennessee limited partnership ("***Grantor***"), does hereby quitclaim and convey unto **STATE STREET OWNER, L.P.**, a Tennessee limited partnership ("***Grantee***"), all of Grantor's right, title and interest in and to the following described unimproved real property situated and being in Nashville, Davidson County, Tennessee, to wit:

All of that certain real property described in **Exhibit A** attached hereto and incorporated herein by this reference (the "***Property***").

Such Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[***Signature page follows.***]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on this 14th day of January, 2021.

STATE STREET MIDTOWN, L.P.,
a Tennessee limited partnership

By: State Street Midtown G.P., LLC,
a Delaware limited liability company,
its General Partner

By: _____
Name: Margaret S. Ford
Title: President

STATE of MARYLAND)
COUNTY of MONTGOMERY) ss:

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Margaret S. Ford, President of State Street Midtown G.P., LLC, the General Partner of the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that in her capacity as President of State Street Midtown G.P., LLC as General Partner of the Grantor, she is authorized to executed the within instrument on behalf of Grantor for the purposes therein contained.

WITNESS my hand and official seal at Chevy Chase, Maryland (City & State of execution) this 29 day of December 2020.

_____
Notary Public

My Commission Expires:

4-13-2022

11210226 8v2

AFFIDAVIT OF VALUE

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 29 day of December 2020.

Notary Public

My Commission Expires: 4-13-2022

112102268v2

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 1 AND 2 ON THE FINAL PLAT OF STATE STREET SUBDIVISION OF RECORD IN INSTRUMENT NO. 20200507-0047841, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

ALSO DESCRIBED ACCORDING TO A SURVEY PREPARED BY ROBERT M. SEARSON, REG. NO. 1666, S & M E, DATED NOVEMBER 12, 2020 LAST REVISED DECEMBER 21, 2020, JOB NO. 554719031, AS FOLLOWS:

BEING A TRACT OF LAND LYING IN THE 21ST COUNCIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. SAID TRACT BEING LOT 1 ON THE STATE STREET SUBDIVISION FINAL PLAT AS RECORDED IN INSTRUMENT NUMBER 20200507-0047841, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC). BOUNDED ON THE SOUTH BY THE NORTHERN RIGHT-OF -WAY (ROW) OF STATE STREET, ON THE WEST BY LOT 318 OF JOHN BOY HOME PLACE AS RECORDED IN PLAT BOOK 21, PAGE 39 RODC, AND BY THE EASTERN ROW OF ALLEY #377, ON THE NORTH BY THE SOUTHERN ROW OF PATTERSON STREET, AND ON THE EAST BY THE WESTERN ROW OF BAR-B-QUE ALLEY. TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A FOUND IRON ROD WITH "S&ME" CAP LYING ON THE INTERSECTION OF THE NORTHERN ROW OF SAID STATE STREET AND THE WESTERN ROW OF SAID BAR-B-QUE ALLEY; THENCE WITH THE NORTHERN ROW OF SAID STATE STREET, SOUTH 59°09'30" WEST 260.67 FEET TO A FOUND IRON ROD WITH "S&ME" CAP; THENCE WITH THE EASTERN BOUNDARY LINE OF SAID LOT 318 OF JOHN BOYD HOME PLACE, NORTH 30°39'49" WEST 170.02 FEET TO A FOUND IRON ROD WITH "S&ME" CAP; THENCE WITH THE SOUTHERN ROW OF SAID ALLEY #377, NORTH 59°10'35" EAST 2.21 FEET TO A FOUND IRON ROD WITH "S&ME" CAP; THENCE WITH THE EASTERN ROW OF SAID ALLEY #377 ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 71.15 FEET, A CENTRAL ANGLE OF 61°32'47", A RADIUS OF 66.24 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 29°45'03" WEST 67.78 FEET TO A FOUND IRON ROD WITH "S&ME" CAP; THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 5.18 FEET, A CENTRAL ANGLE OF 29°40'37", A RADIUS OF 10.00 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 45°41'08" WEST 5.12 FEET TO A FOUND IRON ROD WITH "S&ME" CAP; THENCE NORTH 30°50'49" WEST 109.29 FEET TO A FOUND IRON ROD WITH "S&ME" CAP; THENCE WITH THE SOUTHERN ROW OF SAID PATTERSON STREET, NORTH 59°12'08" EAST 102.90 FEET TO A FOUND IRON ROD WITH "S&ME" CAP; THENCE NORTH 59°36'17" EAST 92.02 FEET TO A FOUND IRON ROD WITH "S&ME" CAP; THENCE WITH THE WESTERN ROW OF SAID BAR-B-QUE ALLEY, SOUTH 41°01'12" EAST 356.84 FEET TO THE POINT OF BEGINNING.

AND ALSO:

BEING A TRACT OF LAND LYING IN THE 21ST COUNCIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. SAID TRACT BEING LOT 2 ON THE STATE STREET SUBDIVISION FINAL PLAT AS RECORDED IN INSTRUMENT NUMBER 20200507-0047841, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC). BOUNDED ON THE SOUTH BY THE NORTHERN RIGHT-OF -WAY (ROW) OF STATE STREET, ON THE WEST BY THE EASTERN ROW OF BAR-B-QUE ALLEY, ON THE NORTH BY LOT 47 OF GOVERNOR MCMILLIN'S PLAN OF SUBDIVISION OF THE OLD STATE PRISON LANDS AS RECORDED IN PLAT BOOK 161, PAGE 119, RODC, AND ON THE EAST BY THE WESTERN ROW OF MCMILLIN STREET. TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A FOUND IRON ROD WITH "S&ME" CAP LYING ON THE INTERSECTION OF THE NORTHERN ROW OF SAID STATE STREET AND THE WESTERN ROW OF SAID MCMILLIN STREET; THENCE WITH THE NORTHERN ROW OF SAID STATE STREET, SOUTH 48°59'24" WEST 83.77 FEET TO A FOUND IRON ROD WITH "S&ME" CAP; THENCE WITH THE EASTERN ROW OF SAID BAR-B-QUE ALLEY, NORTH 41°01'12" WEST 239.84 FEET TO A FOUND IRON ROD WITH "S&ME" CAP; THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID LOT 47 OF GOVERNOR MCMILLIN'S PLAN OF SUBDIVISION OF THE OLD STATE PRISON LANDS, NORTH 48°57'58" EAST 83.71 FEET TO A FOUND IRON ROD WITH "S&ME" CAP; THENCE WITH THE WESTERN ROW OF SAID MCMILLIN STREET, SOUTH 41°02'02" EAST 239.88

FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STATE STREET MIDTOWN, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEEDS FROM STATE STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202001090003303 AND INSTRUMENT NO. 202001090003304, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Denise Griffin, 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 Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Denise Griffin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

