Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Newco ARC LLC 1350 Avenue of the Americas 3rd Floor New York, New York 10019	093-02-3 046 093-02-3 047 093-02-3 051 093-02-3 052 093-02-3 056 093-02-3 058 093-02-3 059 093-06-1 044 093-06-1 045 093-06-1 046	Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

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 all of which are hereby acknowledged, ARCADE COMPANY, INC., a Tennessee corporation (the "Grantor"), by these presents sells, assigns, and quitclaims to NEWCO ARC LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located in Nashville, Tennessee, known as:

218, 226, 230, 234 and 238 Representative John Lewis Way North
411 and 417 Union Street
223, 237, and 239 Fourth Avenue North

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

Karen Johnson Davidson County
Batch# 605937 DEEDQC
04/05/2021 09:53:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210405-0043706

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31st day of March, 2021.

ARCADE COMPANY, INC., a Tennessee corporation

By: Janice Thompson
Janice Thompson, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Janice Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the President of Arcade Company, Inc., a Tennessee corporation, the within named bargainor, and that she as such officer, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by herself as such officer.

Witness my hand seal at office this 31st day of March, 2021.

Ann Peldo Cargile
Notary Public

My Commission Expires: ANN PELDO CARGILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Janice Thompson
Affiant

Subscribed and sworn to before me this 31st day of March, 2021.

Ann Peldo Cargile
Notary Public
My Commission Expires: ANN PELDO CARGILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

EXHIBIT A

Legal Description

Metro Nashville Property Map No. 93-02-3, Parcels 52, 56, 58, and 59
Arcade Property Line East

Being a parcel of land in the Central Business District within the 19th Councilmanic District, in Metropolitan Nashville-Davidson County, Tennessee. Being generally located to the west of 4th Avenue North, South of Union Street, east of Alley No. 65, and north of Church Street. Being the property conveyed to the Arcade Company, Inc. of record in the following: Deed Book 271, Page 471, R.O.D.C., Deed Book 273, Page 294, R.O.D.C., Deed Book 2279, Page 23, R.O.D.C., Deed Book 3226, Page 180, R.O.D.C., Deed Book 4026, Page 266, R.O.D.C., and Deed Book 4685, Page 161, R.O.D.C., and being more particularly described as follows:

BEGINNING N 27° 27' 56" W, 262.70 feet from the north of the northerly right-of-way of Church Street;

THENCE, leaving said 4th Avenue North S 62° 17' 35" W, 170.00 feet along the face of the building on the Tennessee Legal Community Foundation property of record in Deed Book 11728, Page 834, R.O.D.C., also being the line between Lot 64 and Lot 65 in the unrecorded Plan of Original Town of Nashville, to the easterly right-of-way of Alley No. 65 also known as Arcade (Overton) Alley;

THENCE, with said Alley No. 65 the following calls:

N 27° 27' 18" W, 161.74 feet,
N 26° 56' 30" W, 80.00 feet to the southerly right-of-way of Union Street;

THENCE, with said Union Street N 62° 19' 41" E, 52.50 feet to a Private Alley approximately 6 feet wide;

THENCE, with said Private Alley S 26° 56' 30" E, 80.00 feet to the northerly line of Arcade Company, Inc. property of record in Deed Book 3226, Page 180, R.O.D.C.;

THENCE, with the end of said Private Alley then continuing with the Plat of Central Property Nichol Estate for Division among Heirs Lots 1 and 2 of record in Chancery Court Book 2, Page 51, Davidson County N 62° 20' 12" E, 117.50 feet to the westerly right-of-way of said 4th Avenue North;

THENCE, with said 4th Avenue North S 27° 27' 18" E, 161.64 feet to the POINT OF BEGINNING;

Containing 31,688 Square Feet or 0.73 Acres, more or less.

669781 v1

Surveyor's Description
Metro Nashville Property Map No. 93-02-3, Parcels 46-47, and Property Map No. 93-06-1, Parcels 44-46
Arcade Property Line West

Being a parcel of land in the Central Business District within the 19th Councilmanic District, in Metropolitan Nashville-Davidson County, Tennessee. Being generally located to the east of 5th Avenue North, South of Union Street, west of Alley No. 65, and north of Church Street. Being the property conveyed to the Arcade Company, Inc. by the following: Deed Book 271, Page 472, R.O.D.C., Deed Book 273, Page 293, R.O.D.C., Deed Book 4369, Page 422, R.O.D.C., Deed Book 4957, Page 577, R.O.D.C., and Deed Book 5833, Page 928, R.O.D.C., and being more particularly described as follows:

BEGINNING at a building joint at the common corner of Arcade Company, Inc. of record in Deed Book 3339, Page 516, R.O.D.C., and Lot 1 in the plan of Third National Bank Tower Planned Unit Development of record in Plat Book 5200, Page 759, R.O.D.C., being N 27° 18' 34" W, 209.85 feet from the north of the northerly right-of-way of Church Street;

THENCE, with said 5th Avenue North N 27° 18' 34" W, 205.81 feet to the common corner of Arcade Company, Inc. of record in Deed Book 5833, Page 928, R.O.D.C., and Farah & Abraham Dabit property of record in Instrument No. 20050318-0029481, R.O.D.C.;

THENCE, with said common line and along a building joint N 63° 07' 51" E, 75.53 feet to an unnamed 8' Alley;

THENCE, with said unnamed 8' Alley S 27° 19' 11" E, 19.48 feet to an unnamed 6' Alley;

THENCE, with said unnamed 6' Alley N 62° 40' 37" E, 96.21 feet to Alley No. 65 also known as Arcade (Overton) Alley;
THENCE, with Arcade (Overton) Alley the following calls:

S 27° 11' 19" E, 136.50 feet,
S 27° 16' 53" E, 49.16 feet to a common corner of Arcade Company, Inc. of record in Deed Book 3339, Page 516, R.O.D.C., and Lot 1 in the plan of Third National Bank Tower Planned Unit Development of record in Plat Book 5200, Page 759, R.O.D.C.;

THENCE, along said common line S 62° 39' 12" W, 171.43 feet to the POINT OF BEGINNING;

Containing 33,350 Square Feet or 0.77 Acres, more or less.

Surveyor's Description
Metro Nashville Property Map No. 93-02-3, Parcel 51
Arcade Property Line North

Being a parcel of land in the Central Business District within the 19th Councilmanic District, in Metropolitan Nashville-Davidson County, Tennessee. Being generally located to the east of 5th Avenue North, south of Union Street, west of Alley No. 65, and north of Church Street. Being the property conveyed to the Arcade Company, Inc. of record in Deed Book 4184, Page 667, R.O.D.C. and being more particularly described as follows:

BEGINNING at the southwesterly quadrant of the intersection of the rights-of-way of Alley No. 65 also know as Arcade (Overton) Alley and Union Street;

THENCE, with said Alley No. 65 also known as Arcade (Overton) Alley S 27° 02' 33" E, 99.56 feet to an unnamed 6' Alley;

THENCE, with said unnamed 6' Alley S 62° 40' 37" W, 25.10 feet;

THENCE, with the building joint between the common line of Arcade Company, Inc. of record in Deed Book 4184, Page 667, R.O.D.C. and 419 Union, LLC of record in Instrument No. 20150619-0058577, R.O.D.C., N 26° 59' 12" W, 99.41 feet to the southerly right-of-way of said Union Street;

THENCE, with said Union Street N 62° 19' 41" E, 25.00 feet to the POINT OF BEGINNING;

Containing 2,492 Square Feet or 0.06 Acres, more or less.

202104050043706

True Copy Certification

I, Matt Foster, 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, Matt Foster 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:

