aren Johnson Davidson County
Batch# 620330 DEEDQC
04/21/2021 03:44:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210421-0053636

QUITCLAIM DEED

TO: Shville Main QOZB, LLC

This instrument was prepared by:
Kim A. Brown, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: SHVILLE DUNN LLC, a New York limited liability company

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel Number:
Shville Main QOZB, LLC 214 Sullivan Street Fifth Floor NY, NY 10012 Attn: Craig Balsam	Same	082 12 0 313 00

State of New York
~~STATE OF TENNESSEE~~)
~~COUNTY OF DAVIDSON~~) ss:
Kings County

The actual consideration for this transfer is $0.

Affiant Craig Balsam

Sworn to and subscribed before me, this 14 day of April, 2021.

Notary Public

My Commission Expires: Nov 3, 2024

ANA PUELLO
Notary Public, State of New York
No. 01PU6195803
Qualified in Queens County
Commission Expires November 3, 2024

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, SHVILLE DUNN LLC, a New York limited liability company (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto Shville Main QOZB, LLC, a Delaware limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 918 Main Street, Nashville, Tennessee, 37206.

SIGNATURE PAGE TO QUITCLAIM DEED

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 14 day of April, 2021.

GRANTOR:

SHVILLE DUNN LLC, a New York limited liability company

By: _____

AP State of New York
~~STATE OF TENNESSEE~~)
AP COUNTY OF DAVIDSON))
County of Kings

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Craig Balsam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of SHVILLE DUNN LLC, a New York limited liability company, the within named bargainor, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as Manager.

Witness my hand and seal at office in ~~Nashville, Tennessee~~ Brooklyn NY AP this 14 day of April, 2021.

_____
Notary Public

My Commission Expires: Nov 3, 2024

ANA PUELLO
Notary Public, State of New York
No. 01PU6195908
Qualified in Queens County
Commission Expires November 3, 2024

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described according to a survey prepared by Kenneth D. Church,
T.R.L.S. No. 1004, dated June 20, 2018, as follows:

Point of Beginning at a set mag nail with TTL washer located at the point on intersection of the southern right of way of Main Street and the western right of way of McFerrin Avenue, thence with said right of way South 47 degrees 26 minutes 43 seconds East for 109.05 feet to a found mag nail with washer at base of concrete wall common comer with 8 McFerrin Partners, LLC recorded in Deed Instrument Number 20160126-00072600;

Thence with said line South 44 degrees 50 minutes 45 seconds West for 45.57 feet to a found ½" diameter iron rebar comer with Frank Louis Resha, Jr, recorded in Quit Claim Deed Instrument Number 20140716- 0062881;

Thence with said line North 47 degrees 40 minutes 44 seconds West for 121.07 feet to a set mag nail with TTL washer in the southern right of way of Main Street;

Thence with said right of way line North 59 degrees 17 minutes 28 seconds East for 48.06 feet to the point of beginning.

Area of property 0.12 acres, more or less (5,265.52 square feet more or less).

Being the same property conveyed to Shville Dunn LLC, a New York limited liability company, by limited warranty deed dated July 12·2018 from M&S Associates, a Tennessee general partnership, of record in Instrument No. 20180713-0068251, Register's Office for Davidson County, Tennessee.