This instrument was prepared by:

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2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 635967 DEEDQC
05/14/2021 08:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210514-0065047

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
c/o Continental Realty Corporation 1427 Clarkview Road, Suite 500 Baltimore, Maryland 21209 Attn: Charmaygne Litz	c/o Continental Realty Corporation 1427 Clarkview Road, Suite 500 Baltimore, Maryland 21209 Attn: Charmaygne Litz	09306210000

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 which are hereby acknowledged, **TOWER 111 BROADWAY, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **CR BROADWAY, LLC**, a Maryland limited liability company ("Grantee"), all of its right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

The Property is improved real property located at 111 Broadway, Nashville, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 11th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 12th day of May, 2021.

GRANTOR:

TOWER 111 BROADWAY, LLC, a
Delaware limited liability company

By: DM Libby, LLC
Its: Sole Member

By: Tower Investments, LLC
Its: Sole Member

By: Tower Management Group, Inc.
Its: Manager

By: _____
Stephen Marks, Jr., its SVP & Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF YOLO)

On May 10, 2021, before me, Jocelyn Hernandez-Roper, notary public, personally appeared Stephen Marks, Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by on his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOCELYN HERNANDEZ-ROPER
Notary Public - California
Yolo County
Commission # 2328708
My Comm. Expires May 17, 2024

Signature _____ (Seal)

EAST\180787071.1

EXHIBIT A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Being a certain tract of land located at the southeast intersection of Broadway and Second Avenue South in the Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at the northwest corner (SPC N: 666,481.16', E: 1,739,722.61') of a three (3) story brick building located on the herein described tract, said corner being at the east right-of-way of Second Avenue South and at the south right-of-way of Broadway;

Thence with the south right-of-way of Broadway along the face of the aforementioned building North 62 degrees 29 minutes 21 seconds East, 107.60 feet to a P.K. Nail in the center of Alley # 12;

Thence with said center of Alley # 12 South 27 degrees 13 minutes 25 seconds East, 149.97 feet to a tack in the lead in the north margin of Alley # 13;

Thence with said margin of Alley # 13 and along the face of the aforementioned building South 62 degrees 25 minutes 07 seconds West, 107.60 feet to the southwest corner of said building, said corner being in the east right of way of Second Avenue South;

Thence with said right of way along the face of the aforementioned building North 27 degrees 13 minutes 21 seconds West, 150.12 feet to the point of beginning.

Parcel containing 16,144.36 square feet more or less or 0.37 acres more or less.

Land description prepared by Kenneth D. Church, TN RLS # 1004, Ragan-Smith Associates, 315 Woodland Street, Nashville, TN 37206 per survey dated April 6, 2021, last revised May 6, 2021, Job No. 21-0096.

Being the same property conveyed to Tower 111 Broadway, LLC, from De Montbrun-Park Holdings, LLC, by deed of record in Instrument No. 200602030014045, 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:

