County
DEEDQC
8 pgs
Batch# 642387
05/21/2021 02:20:53 PM
Fees: $42.00 Taxes: $0.00
20210521-0069607

FROM: 520 Cowan LP, a Tennessee limited partnership, NRN Parcel A Owner, LLC, a Delaware limited liability company, NRN Parcel C Owner, LLC, a Delaware limited liability company, NRN Parcel D Owner, LLC, a Delaware limited liability company, and NRN Parcel E Owner, LLC, a Delaware limited liability company

TO: NRN Parcel A Owner, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
NRN Parcel A Owner, LLC c/o Creek Lane Capital, LLC 929 West Adams Street Chicago, Illinois 60607	(same)	Map 82-10 Parcel 63

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

STATE OF Ill. ss.)
COUNTY OF Cook)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2021.

OFFICIAL SEAL
Joy T Yniguez
Notary Public, State of Illinois
My Commission Expires 10/9/21

Notary Public
My Comm. Expires: 10/9/2021

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **520 COWAN LP**, a Tennessee limited partnership, **NRN PARCEL A OWNER, LLC**, a Delaware limited liability company, **NRN PARCEL C OWNER, LLC**, a Delaware limited liability company, **NRN PARCEL D OWNER, LLC**, a Delaware limited liability company, and **NRN PARCEL E OWNER, LLC**, a Delaware limited liability company, hereinafter called "GRANTORS", by these presents, do hereby quitclaim and convey all their right, title and interest to **NRN PARCEL A OWNER, LLC**, a Delaware 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 improved property commonly known as 0 Cowan Street, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, Grantors have caused this Quitclaim Deed to be executed effective as of May 4, 2021.

GRANTORS:

520 COWAN LP,
a Tennessee limited partnership

By: 520 Cowan GP LLC,
an Illinois limited liability company,
its General Partner

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

[*acknowledgment follows*]

STATE OF ILLINOIS)
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 a 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 520 Cowan GP LLC, an Illinois limited liability company, the General Partner of 520 Cowan LP, the within named bargainor, a Tennessee limited partnership, 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 partnership by himself as a Manager of MIP Ventures LLC, the Manager of Monroe Asset Management LLC, the Manager of 520 Cowan GP LLC, the General Partner of the limited partnership.

Witness my hand and seal, at office in Chicago, Illinois, this the 20th day of May, 2021.

[SEAL]

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

NOTARY PUBLIC

My Commission Expires: June 25, 2021

[*signatures continue on following page*]

NRN PARCEL A OWNER, LLC,
a Delaware limited liability company

By: NRN Phase I QOZB, LLC,
a Delaware limited liability company,
its Sole Member

By: NRN QOZB Manager, LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Kevin Mulhall
Title: Manager

STATE OF Illinois)
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kevin Mulhall, 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 NRN QOZB Manager, LLC, a Delaware limited liability company, the Manager of NRN Phase I QOZB, LLC, a Delaware limited liability company, the Sole Member of NRN Parcel A Owner, LLC, the within named bargainor, a Delaware 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 the Manager of NRN QOZB Manager, LLC, the Manager of NRN Phase I QOZB, LLC, the Sole Member of the limited liability company.

Witness my hand and seal, at office in Chicago, Illinois, this the 19th day of May, 2021.

[SEAL]

OFFICIAL SEAL
Joy T Yniguez
Notary Public, State of Illinois
My Commission Expires 10/9/21

_____
NOTARY PUBLIC

My Commission Expires: 10/9/2021

[*signatures continue on following page*]

NRN PARCEL C OWNER, LLC,
a Delaware limited liability company

By: NRN Phase II QOZB, LLC,
a Delaware limited liability company,
its Sole Member

By: NRN QOZB Manager, LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Kevin Mulhall
Title: Manager

STATE OF Illinois)
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kevin Mulhall, 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 NRN QOZB Manager, LLC, a Delaware limited liability company, the Manager of NRN Phase II QOZB, LLC, a Delaware limited liability company, the Sole Member of NRN Parcel C Owner, LLC, the within named bargainor, a Delaware 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 the Manager of NRN QOZB Manager, LLC, the Manager of NRN Phase II QOZB, LLC, the Sole Member of the limited liability company.

Witness my hand and seal, at office in Chicago, Illinois, this the 19th day of May, 2021.

[SEAL]

OFFICIAL SEAL
Joy T Yniguez
Notary Public, State of Illinois
My Commission Expires 10/9/21

_____
NOTARY PUBLIC

My Commission Expires: 10/9/2021

[signatures continue on following page]

NRN PARCEL D OWNER, LLC,
a Delaware limited liability company

By: NRN Phase I QOZB, LLC,
a Delaware limited liability company,
its Sole Member

By: NRN QOZB Manager, LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Kevin Mulhall
Title: Manager

STATE OF Illinois)
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kevin Mulhall, 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 NRN QOZB Manager, LLC, a Delaware limited liability company, the Manager of NRN Phase I QOZB, LLC, a Delaware limited liability company, the Sole Member of NRN Parcel D Owner, LLC, the within named bargainor, a Delaware 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 the Manager of NRN QOZB Manager, LLC, the Manager of NRN Phase I QOZB, LLC, the Sole Member of the limited liability company.

Witness my hand and seal, at office in Chicago, Illinois, this the 19th day of May, 2021.

[SEAL]

OFFICIAL SEAL
Joy T Yniguez
Notary Public, State of Illinois
My Commission Expires 10/9/21

Joy T. Yniguez
NOTARY PUBLIC

My Commission Expires: 10/9/2021

[*signatures continue on following page*]

NRN PARCEL E OWNER, LLC,
a Delaware limited liability company

By: NRN Phase I QOZB, LLC,
a Delaware limited liability company,
its Sole Member

By: NRN QOZB Manager, LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Kevin Mulhall
Title: Manager

STATE OF Illinois)
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kevin Mulhall, 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 NRN QOZB Manager, LLC, a Delaware limited liability company, the Manager of NRN Phase I QOZB, LLC, a Delaware limited liability company, the Sole Member of NRN Parcel E Owner, LLC, the within named bargainor, a Delaware 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 the Manager of NRN QOZB Manager, LLC, the Manager of NRN Phase I QOZB, LLC, the Sole Member of the limited liability company.

Witness my hand and seal, at office in Chicago, Illinois, this the 19th day of May, 2021.

[SEAL]

OFFICIAL SEAL
Joy T Yniguez
Notary Public, State of Illinois
My Commission Expires 10/9/21

_____
NOTARY PUBLIC

My Commission Expires: 10/9/2021

EXHIBIT A

Legal Description of the Property

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

Being Lot A on the Final Plat of River North, Phase 1A, of record as Instrument No. 20210514-0065713, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to NRN Parcel A Owner, LLC, a Delaware limited liability company, by deed from 520 Cowan LP, a Tennessee limited partnership, of record as Instrument No. 20190701-0063765, said Register's Office. This Quitclaim Deed is being made in connection with that certain Termination of 520 Cowan Land Condominium of record as Instrument No. 20210521-0069606, said Register's Office, as a confirmatory measure to maintain proper tax records and evidence the conversion of the property to said Lot A.