Karen Johnson Davidson County
Batch# 642387 DEEDQC
05/21/2021 02:20:53 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210521-0069615

FROM: 600 Cowan LP, a Tennessee limited partnership
TO: 520 Cowan LP, a Tennessee limited partnership

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
520 Cowan LP c/o Monroe Investment Partners 6 E. Monroe Street, Suite 300 Chicago, Illinois 60603	(same)	Map 82-10 Parcel 104

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

STATE OF ILLINOIS)
COUNTY OF COOK)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2021.

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

Notary Public
My Comm. Expires: JUNE 25, 2021

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **600 COWAN LP**, a Tennessee limited partnership, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey all its right, title and interest to **520 COWAN LP**, a Tennessee limited partnership, 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.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of May 21, 2021.

GRANTOR:

600 COWAN LP,
a Tennessee limited partnership

By: 600 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 600 Cowan GP LLC, an Illinois limited liability company, the General Partner of 600 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 600 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.

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

[SEAL]

Penelope A. Faulkner
NOTARY PUBLIC

My Commission Expires: June 25, 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 J 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 part of the property conveyed to 600 Cowan LP by Special Warranty Deed from Cargill, Incorporated, of record as Instrument No. 20161102-0115904, said Register's Office. This Quitclaim Deed is being made in connection with said Final Plat to convey that certain portion of said Lot J owned by 600 Cowan LP to 520 Cowan LP, the owner of the remainder of said Lot J.