Karen Johnson Davidson County
Batch# 647373 DEEDQC
06/02/2021 08:29:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210602-0073480

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
900 Eighth, LP 255 Glenville Road Greenwich CT 06831	(same)	Map 105-2 Parcels 258, 259, 261, 264, 265, 266, 267, 276, 277, 278, 279, 280, 281, 282, 283, and 284

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF ~~DAVIDSON~~ Fairfield) Greenwich

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 28th day of Greenwich, 2021.

ERIC MICHAEL MAGLIONE
Notary Public, State of Connecticut
My Commission Expires June 30, 2026

NOTARY PUBLIC
My Commission Expires: 6/30/26

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Eighth and Division Investments GP, a Tennessee general partnership ("Grantor"), by these presents, does hereby quitclaim and convey unto 900 Eighth, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, all of its right, title and interest, in and to the following described tracts or parcels of land in Davidson County, Tennessee:

(See Exhibit A attached hereto and incorporated herein by reference, for a complete legal description)

This is property located at 900, 904, 910A, 912, 914, and 916 8th Avenue South and 901, 909, 911, 913, 915, 917, 919, 921, 923, and 925 Bass Street, Nashville, Tennessee 37203.

4816-5426-1994.1

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of May, 2021.

EIGHTH AND DIVISION INVESTMENTS GP, a Tennessee general partnership

By: _____
Moni Advani, Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Moni Advani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the Managing Partner of Eighth and Division Investments GP, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26 day of May, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 07/03/2023

DAVID KEITH BRADLEY-WILKERSON NOTARY PUBLIC DAVIDSON COUNTY EXPIRES TENNESSEE July 3, 2023

4816-5426-1994

Exhibit A
Legal Descriptions

Land in Davidson County, Tennessee, described according to the survey prepared by Ragan-Smith Associates, Inc., Ted J. Stevenson, II Tennessee RLS No. 2136, Job No. 18041, as follows:

Tract I - EAST SIDE OF ALLEY 402 DESCRIPTION
BEING A CERTAIN TRACT OF LAND LYING IN THE 17TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. THIS IS A COMBINED DESCRIPTION OF PARCELS 276, 277, 278, 279, 280, 281, 282, 283 & 284 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP 105-2. SAID TRACT IS LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ALLEY NUMBER 402 AT THE EAST TERMINUS OF ALLEY NUMBER 389 AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 65, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING AT A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE SOUTH AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BASS STREET;

THENCE, LEAVING SAID 8TH AVE S WITH SAID BASS STREET, NORTH 88°15'50" EAST, 117.03 FEET TO A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 65;

THENCE, WITH SAID INTERSTATE 65, SOUTH 42°42'39" EAST, 66.55 FEET TO A P.K. NAIL (OLD), WITH A SHINER STAMPED, CHERRY LAND SURVEYING, AT THE NORTHWESTERLY TERMINUS OF ALLEY NUMBER 402;

THENCE, WITH THE NORTHERLY TERMINUS OF ALLEY NUMBER 402, SOUTH 58°13'55" EAST, 17.96 FEET TO A P.K. NAIL (OLD), WITH A SHINER STAMPED, CHERRY LAND SURVEYING, AND BEING THE POINT OF BEGINNING, OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING THE NORTHERLY TERMINUS OF ALLEY NUMBER 402, WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 65, FOR THE NEXT 6 CALLS:

1) SOUTH 51°42'25" EAST, 59.38 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
2) SOUTH 19°07'21" EAST, 106.37 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED, CHERRY LAND SURVEYING;
3) SOUTH 19°07'21" EAST, 104.33 FEET TO A 1/2" IRON ROD (OLD), WITH NO CAP;
4) SOUTH 19°07'21" EAST, 20.82 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
5) SOUTH 11°40'10" EAST, 293.18 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
6) SOUTH 1°46'10" EAST, 43.15 FEET TO A 1/2" IRON ROD (OLD), WITH NO CAP, AT THE NORTHEASTERLY CORNER OF RICHARD H. WATTS, FAMILY LIMITED PARTNERSHIP, OF RECORD AS INSTRUMENT NUMBER 200807310078481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH SAID RICHARD H. WATTS, SOUTH 88°39'38" WEST, 166.46 FEET TO A 1/2" IRON ROD (OLD), WITH NO CAP, IN THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 402;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY OF ALLEY NUMBER 402, FOR THE NEXT 5 CALLS:
1) NORTH 1°31'28" WEST, 100.07 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP;
2) NORTH 1°56'15" WEST, 49.93 FEET TO A RAILROAD SPIKE (OLD);
3) NORTH 1°35'21" WEST, 200.00 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
4) NORTH 1°37'19" WEST, 99.97 FEET TO A P.K. NAIL (OLD), WITH A SHINER STAMPED, CHERRY LAND SURVEYING;
5) NORTH 1°36'52" WEST, 139.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 66,365 SQUARE FEET OR 1.524 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY AS CONVEYED TO EIGHTH AND DIVISION INVESTMENTS GP OF RECORD AS INSTRUMENT NO. 201509240097216, 201509240097217, 201509240097218 & 201509240097220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract II - ALLEY 402 DESCRIPTION

BEING A CERTAIN TRACT OF LAND LYING IN THE 17TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF ALLEY NUMBER 402, TO BE ABANDONED BY METRO COUNCIL BILL BL2019-37, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING AT A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE SOUTH AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BASS STREET;

THENCE, LEAVING SAID 8TH AVE S WITH SAID BASS STREET, NORTH 88°15'50" EAST, 117.03 FEET TO A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 65;

THENCE, WITH SAID INTERSTATE 65, SOUTH 42°42'39" EAST, 66.55 FEET TO A P.K. NAIL (OLD), WITH A SHINER STAMPED, CHERRY LAND SURVEYING, AT THE NORTHWESTERLY TERMINUS OF SAID ALLEY NUMBER 402, AND BEING THE POINT OF BEGINNING, OF THE HEREIN DESCRIBED ALLEY;

THENCE, WITH THE NORTHERLY TERMINUS OF ALLEY NUMBER 402, SOUTH 58°13'55" EAST, 17.96 FEET TO A P.K. NAIL (OLD), WITH A SHINER STAMPED, CHERRY LAND SURVEYING, AND BEING THE NORTHEASTERLY TERMINUS OF SAID ALLEY;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY, FOR THE NEXT 3 CALLS:

1) SOUTH 1°36'52" EAST, 139.96 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED, CHERRY LAND SURVEYING;

2) SOUTH 1°37'19" EAST, 99.97 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

3) SOUTH 1°35'21" EAST, 130.55 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

THENCE, CROSSING SAID ALLEY 402, SOUTH 88°02'03" WEST, 15.11 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALLEY;

THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALLEY NUMBER 402, FOR THE NEXT 3 CALLS:

1) NORTH 1°32'32" WEST, 130.48 FEET TO A 5/8" IRON ROD (OLD), WITH NO CAP;

2) NORTH 2°03'38" WEST, 100.01 FEET TO A RAILROAD SPIKE (OLD);

3) NORTH 1°19'20" WEST, 149.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,735 SQUARE FEET OR 0.13 ACRES, MORE OR LESS.

Tract III - WEST SIDE OF ALLEY 402 DESCRIPTION

BEING A CERTAIN TRACT OF LAND LYING IN THE 17TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. THIS IS A COMBINED DESCRIPTION OF PARCELS 258, 259, 261, 264, 265, 266 & 267 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP 105-2. SAID TRACT IS LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 8TH AVENUE SOUTH AT THE INTERSECTION OF BASS STREET AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE SOUTH AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BASS STREET, AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID 8TH AVE S WITH SAID BASS STREET, NORTH 88°15'50" EAST, 117.03 FEET TO A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 65;

THENCE, WITH SAID INTERSTATE 65, SOUTH 42°42'39" EAST, 66.55 FEET TO A P.K. NAIL (OLD), WITH A SHINER STAMPED, CHERRY LAND SURVEYING, AT THE NORTHWESTERLY TERMINUS OF ALLEY NUMBER 402;

THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALLEY NUMBER 402, FOR THE NEXT 3 CALLS:

1) SOUTH 1°19'20" EAST, 149.97 FEET TO A RAILROAD SPIKE (OLD);

2) SOUTH 2°03'38" EAST, 100.01 FEET TO A 5/8" IRON ROD (OLD), WITH NO CAP;

3) SOUTH 1°32'32" EAST, 150.48 FEET TO A 5/8" IRON ROD (OLD), WITH NO CAP; AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 267 AND THE NORTHEASTERLY CORNER OF MICHAEL J. MORGAN, OF RECORD AS INSTRUMENT NUMBER 201009240076184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING SAID ALLEY WITH SAID MORGAN, SOUTH 88°02'03" WEST, 157.84 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE SOUTH;

THENCE, WITH SAID 8TH AVENUE SOUTH, NORTH 1°57'57" WEST, 451.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 70,683 SQUARE FEET OR 1.62, MORE OR LESS.

Tracts I, II and III being the same property conveyed to Eighth and Division Investments GP, a Tennessee general partnership, by Special Warranty Deed from Jesse Eugene Bennett and Rose M. Bennett, recorded September 24, 2015, as Instrument No. 20150924-0097216, Register's Office for Davidson County, Tennessee; by Special Warranty Deed from Perkins Investment Group, L.P., a Tennessee limited partnership, recorded September 24, 2015, as Instrument No. 20150924-0097218, said Register's Office; by Special Warranty Deed from Nola D. Stone, Co-Trustee and Ronald D. Stone, Co-Trustee of the Thomas L. Stone Family Trust, a trust, recorded September 24, 2015, as Instrument No. 20150924-0097217, said Register's Office; and by Special Warranty Deed from Bacar Holdings, Inc., a Tennessee corporation, recorded September 24, 2015, as Instrument No. 20150924-0097220, Register's Office for Davidson County, Tennessee.

4848-1830-5004 v2 [94321-1]

Certificate of Authenticity

I, Troy Denunzio, 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 Connecticut

County of Fairfield

Personally appeared before me, DIANA S. Kapitan, a notary public for this county and state, Troy Denunzio who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DIANA S. Kapitan

Notary's Signature

My Commission Expires: 8/31/2023.

Notary's Seal (If on paper)