FROM: 520 Cowan LP, a Tennessee limited partnership, and 600 Cowan LP, a Tennessee limited partnership
TO: Oracle America, Inc., a Delaware corporation

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel Number: |
|---|---|---|
| Oracle America, Inc.<br>500 Oracle Parkway<br>Redwood City, California 94065 | (same) | Map 82-6<br>Parcel 102;<br>Formerly part of Map 82-6-A<br>Parcel 2CO |

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

STATE OF NEW JERSEY )
COUNTY OF Bergen )

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 26 day of May, 2021.

Notary Public
My Comm. Expires: 01/13/2026

JESSICA MENA NOTARY PUBLIC NEW JERSEY

JESSICA MENA
NOTARY PUBLIC OF NEW JERSEY
Commission # 50148357
My Commission Expires 01/13/2026

## QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **520 COWAN LP**, a Tennessee limited partnership, and **600 COWAN LP**, a Tennessee limited partnership, hereinafter called "GRANTORS", by these presents, do hereby quitclaim and convey all their right, title and interest to **ORACLE AMERICA, INC.**, a Delaware corporation, 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*]

Karen Johnson Davidson County
Batch# 648234 DEEDQC
06/02/2021 02:17:37 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210602-0074112

IN WITNESS WHEREOF, Grantors have caused this Quitclaim Deed to be executed effective as of June 1, 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 26th day of May, 2021.

[SEAL]

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

Penelope A. Faulkner
NOTARY PUBLIC

My Commission Expires: June 25, 2021

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 26th 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

4851-5978-7497

EXHIBIT A

Legal Description

Certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots H and H1 on the Final Plat of River North, Phase 1A, of record as Instrument No. 20210514-0065713, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being part of the property conveyed to 520 Cowan LP by Quitclaim Deed of record as Instrument No. 20210521-0069611, said Register's Office, and to 600 Cowan LP by Quitclaim Deed of record as Instrument No. 20210521-0069614, said Register's Office.