Karen Johnson Davidson County
Batch# 652427 DEEDQC
06/09/2021 10:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210609-0077351

This instrument prepared by:
Bernard P. Wiesel, Esq.
4601 Wilshire Blvd.
Suite 205
Los Angeles, California 90010

QUITCLAIM DEED

Name and Address of New Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
309-311 PLUS PARK BLVD LLC 42 West 39th St., Sixth Floor New York, NY 10018	New Property Owner same	Map: 106 Parcel: 122

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, NASHVILLE GHQ ASSOCIATES, LLC, a Tennessee limited liability company ("**Grantor**") does hereby quitclaim and transfer unto 309-311 PLUS PARK BLVD LLC, a Tennessee limited liability company ("**Grantee**"), and Grantee's successors and assigns, all of Grantor's right, title and interest in those certain parcels of land (the "**Property**") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto.

This is improved property located at 309-311 Plus Park Boulevard, Nashville, Tennessee 37217.

The Property is subject to all limitations, restrictions, and encumbrances as may affect such Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this deed this 21st day of May, 2021.

GRANTOR:

Nashville GHQ Associates, LLC,
a Tennessee limited liability company

By: Martha A. Spencer
Martha A. Spencer, Manager

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

State of California)

County of Los Angeles)

On 05, 21, 2021 before me, H. Eftekhari - Notary Public,

Notary Public, personally appeared MARTHA A. SPENCER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature H. Eftekhari (Seal)

H EFTEKHARI
COMMISSION #2298804
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Commission Expires AUGUST 22, 2023

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Logan Cass
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd
DAY OF June, 2021.

Jodean M. King
NOTARY PUBLIC

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission expires: 6/21/2021

EXHIBIT A

PROPERTY DESCRIPTION

Property located in the 16th Council District Davidson County, Tennessee, as shown as being Lot # 7 on Plat Book 4470, Page 108, in the Register's Office for Davidson County, Tennessee, and as described in Deed Book Instrument # 20150219-0014488 and being more particularly described as follows;

Beginning at an iron rod (found) with a cap stamped "BWSC", having Tennessee State Plane Coordinates of (North: 655,190.50, E: 1,754,268.69), said iron rod being in the westerly right-of-way (R.O.W.) of Plus Park Blvd, the southwesterly corner of the J2K Builders, LLC property as of record in Deed Book Instrument # 20180817-0081934, and being the northeasterly corner of the herein described property; thence with the westerly right-of-way line of said Plus Park Blvd the following three calls; with a curve to the left having an arc length of 163.66 feet, a radius of 418.77 feet, and having a chord bearing and distance of S 04° 59' 07" W 162.62 feet to a railroad spike (found); S 06° 09' 06" E a distance of 104.04 feet to an iron rod (found) with a cap stamped "BWSC", thence with a curve to the right having an arc length of 374.45 feet, a radius of 746.61 feet, and a chord bearing and distance of S 08° 10' 03" W a distance of 370.54 feet to a 5/8" rebar (found) being the northeasterly corner of the Printing Industry Association of the South property as of record in Deed Book 7830, Page 960, and the southeasterly corner of the herein described property; thence leaving said right-of-way with the northerly line of said Printing Industry property; N 67° 30' 41" W a distance of 280.65 feet an iron rod (found) with a cap stamped (BWSC) being the northwesterly corner of said Printing Industry property, being in the easterly right-of-way of Interstate 24, and being the southwesterly corner of the herein described property, thence with the easterly right-of-way of Interstate 24 the following three calls; N 05° 30' 00" E a distance of 235.69 feet to an iron rod found with illegible cap; N 05° 07' 22" E a distance of 199.20 feet to an iron rod (found) with a cap stamped "BWSC"; and N 05° 19' 22" E a distance of 167.65 feet to an iron rod (found) with a cap stamped "BWSC" being the southwesterly corner of said J2K Builders property and being the northwesterly corner of the herein described property; thence leaving said right-of-way with the southerly line of said J2K Builders property S 73° 50' 19" E a distance of 269.66 feet to the Point of Beginning and containing 4.00 acres, more or less.

Together with the beneficial easement rights contained in the easement of record in Book 4548, Page 903, in the Register's Office for Davidson County, Tennessee.

Legal Description was prepared by Civil and Environmental Consultants, Inc., written by James R. Cooley, Registered Land Surveyor, Tennessee No. 2612, based on a field survey completed 4-26-2021.

Being the same property conveyed to Nashville GHQ Associates, a Tennessee limited liability company by Deed from Turbo Investments International, Inc. a British Virgin Islands general business company, as to an undivided 80% interest and AGMS II, LLC, a Tennessee limited liability company, as to an divided 20% interest, of record in Instrument No. 201502190014488, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Matt Foster, 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, Matt Foster 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:

