NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
RSD 44th Avenue, LLC 425 Huehl Road, Suite 18 Northbrook, IL 60062	New Owner's Address	See Exhibit B for a complete list of Map/Parcel Nos. Consolidated by this instrument
This instrument prepared by: Bradley Arant Boult Cummings LLP (BW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED
AND INSTRUMENT OF CONSOLIDATION

THIS QUITCLAIM DEED AND INSTRUMENT OF CONSOLIDATION (the "Deed") is made as of this 11th day of June, 2021, by **RSD 44th AVENUE, LLC**, a Tennessee limited liability company ("RSD").

WHEREAS, pursuant to those certain deeds of record which are referenced in Exhibit A attached hereto (the "**Prior Deeds**"), each of which has been delivered and recorded in the Register's Office for Davidson County, Tennessee prior to the recordation of this Deed, and pursuant to that certain Ordinance BL2018-1331 (the "**Ordinance**") adopted by the Council of the Metropolitan Government of Nashville and Davidson County resulting in the abandonment of a portion of 45th Avenue, North, the real property described more particularly in Exhibit A attached hereto (the "**Property**"), was transferred and conveyed to RSD; and

WHEREAS, it is RSD's intention and desire, by the delivery and recording of this Deed, to consolidate into a single parcel the contiguous parcels that have been transferred to RSD pursuant to the Prior Deeds and the Ordinance.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RSD, acting by and through its duly authorized representative, does hereby quitclaim, transfer and convey unto itself, its successors and assigns, all right title and interest in the Property.

Karen Johnson Davidson County
Batch# 655514 DEEDQC
06/11/2021 02:35:56 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210611-0079224

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 11th day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 8/27/2022

DOLORES HUFF ROE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires AUG 27, 2022

RSD hereby consolidates into one parcel described on Exhibit A the contiguous parcels which have heretofore been acquired by RSD pursuant to the Prior Deeds and the Ordinance.

RSD has executed and delivered this Quitclaim Deed and Instrument of Consolidation on the date first above written.

RSD 44th Avenue, LLC, a Tennessee limited liability company

BY: Red Seal Development Corp., an Illinois corporation, its Manager

By: _____
Name: Todd Fishbein
Title: CEO

STATE OF IL)
COUNTY OF Cook)

Before me, Michelle Conner, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Todd Fishbein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the CEO of Red Seal Development Corp., an Illinois limited liability company, the Manager of RSD 44th Avenue, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such CEO of Red Seal Development Corp being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as the Manager of RSD 44th Avenue, LLC by himself as CEO of the Manager of the limited liability company.

WITNESS my hand and seal at office in Northbrook, Illinois, on this the 10th day of June, 2021.

Michelle Conner
Notary Public

My Commission Expires:
3/4/2025

MICHELLE CONNER
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 4, 2025

EXHIBIT A

Property Description

Being a tract of land lying in the 21st Council District of Davidson County, Nashville, Tennessee, being Lot 9 of Subdivision of Lots 27-28-29-30-31-32-42-44-47 in Clifton Plan as recorded in Plat Book 161, Page 68, Register's Office of Davidson County, Tennessee (RODC), being Lots 1 - 3 of Geo T. Finnegan Trus. Subdivision of Lot 10 County Lands as recorded in Plat Book 161, Page 69, RODC, and being a portion of right of way abandoned by Metro Ordinance BL2018-1331. Tract being bounded on the south by the northern Right of Way (ROW) of CSX Railroad (50' wide); bounded on the west by Innophos, Inc. as recorded in Instrument Number 200408170099440, RODC; bounded on the north by the southern ROW of Community Court; and bounded on the east by Lots 4 - 6 of said Geo T. Finnegan Trus. Subdivision of Lot 10 County Lands and by the western ROW of 44th Avenue North (50' ROW). Tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod with cap lying on the northeast ROW intersection of said CSX Railroad and said 44th Avenue North and being the southeast corner of the tract being herein described; thence along said northern ROW of CSX Railroad with the following: with a curve to the left having an arc length of 245.50 feet, a radius of 3128.28 feet, a central angle of 04°29'47", and having a chord bearing and distance of North 37°42'51" West 245.44 feet to a found iron rod with "TRISTAR RLS 1773" cap; thence with a curve to the left having an arc length of 191.95 feet, a radius of 1776.17 feet, a central angle of 06°11'31", and having a chord bearing and distance of North 43°03'30" West 191.86 feet to a set iron rod with cap; thence along the common line of said Innophos, Inc. North 07°35'47" East 198.34 feet to a set iron rod with cap; thence along said southern ROW of Community Court South 83°18'28" East 171.46 feet to a set iron rod; thence along the common line of said Lots 4 - 6 South 06°58'51" West 148.76 feet to a set iron rod; thence along the common line of said Lot 4 South 82°16'09" East 146.10 feet to a set iron rod; thence along said western ROW of 44th Avenue North South 06°58'51" West 346.22 feet to the point of beginning.

Being the same property conveyed to RSD 44th AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deeds of record as Instrument Nos. 20180719-0070490 and 20180719-0070490, said Register's Office and a portion of the real property described in Ordinance BL-2018-1331 as adopted by the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee.

EXHIBIT B

List of Tax Parcel Numbers

091-08-0-013.00
091-08-0-014.00
091-08-0-015.00
091-08-0-016.00
091-08-0-017.00