This Instrument Prepared By
and should be returned to:

Kelly Hoy, Esq.
c/o GBX Group LLC
2101 Superior Avenue, Suite 300
Cleveland, Ohio 44114

Karen Johnson Davidson County
Batch# 677870 DEEDQC
07/16/2021 09:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210716-0095636

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
GBX Rutledge Hill LLC c/o GBX Group LLC 2101 Superior Avenue, Suite 300 Cleveland, Ohio 44114	Same
Map & Parcel No.: 093110197.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **42 RUTLEDGE, LLC**, a Tennessee limited liability company, ("Grantor") does hereby quitclaim, grant, and convey unto **GBX RUTLEDGE HILL LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 42 Rutledge Street, Nashville, Tennessee.

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

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor and representations and limitations as expressly provided for hereby.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1 day of July, 2021.

42 RUTLEDGE, LLC, a Tennessee limited liability company

By: Dev X, LLC, an Ohio limited liability company, its manager

By: Andrew Sparacia
Name: Andrew Sparacia
Title: Manager

RMC

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

This is an acknowledgment clause. No oath or affirmation was administered to the signer. The foregoing instrument was acknowledged before me this 1 day of July, 2021 by Andrew Sparacia, the manager of Dev X, LLC, who is the manager of 42 RUTLEDGE, LLC, a Tennessee limited liability company.

MARIANNE R. COHEN
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

Marianne R Cohen
Notary Public

Printed Name: Marianne R. Cohen
Notary Public, State of Ohio
My Commission Expires: Does Not Expire

STATE OF OHIO)
COUNTY OF CUYAHOGA)

The actual consideration for this transfer is $00.

AFFIANT:

GBX RUTLEDGE HILL LLC, a Delaware limited liability company
By: Dev X, LLC, an Ohio limited liability company, its manager

By: Andrew Sparacia
Name: Andrew Sparacia
Title: Manager

nuc

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

This is an acknowledgment clause. No oath or affirmation was administered to the signer. The foregoing instrument was acknowledged before me this 1 day of July, 2021 by Andrew Sparacia, the manager of Dev X, LLC, who is the manager of GBX RUTLEDGE HILL LLC, a Delaware limited liability company.

Marianne R Cohen
Notary Public
Printed Name: Marianne R. Cohen
Notary Public, State of Ohio
My Commission Expires: Does Not Expire

NOTARIAL SEAL
STATE OF OHIO

MARIANNE R. COHEN
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

Exhibit A

Being parts of Lots Nos. 50, 51, 52, and 53 in Rutledge's Addition to Nashville, Tennessee, Plan of record in Book 21, page 73, in the Register's Office for Davidson County, Tennessee, as follows:

Beginning in the eastern margin of Rutledge Street at a point 68 feet northwardly from Middleton Avenue, and running northwardly with Rutledge Street 52 feet; thence at right angles to said street, eastwardly 190 feet to an alley; thence southwardly with the westerly line of said alley, 52 feet on said alley, 68 feet northwardly from the northern line of Middleton Avenue; thence 190 feet to the beginning.

Being the same property conveyed to 42 Rutledge, LLC, a Tennessee limited liability company by deed of record as Instrument No. 20201215-0147921, in the Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adair Krieger, do hereby make oath that I am 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.

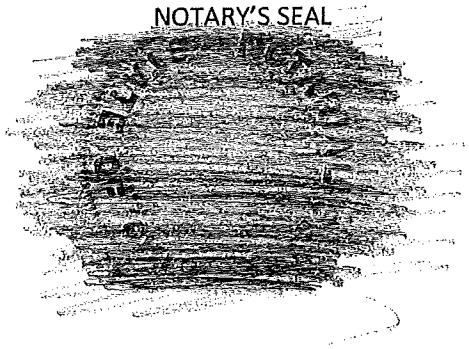
State of Ohio

County of Cuyahoga

Personally appeared before me, Linda Green, a notary public for this county and state, Adair Krieger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISION EXPIRES: no expiration

NOTARY'S SEAL



LINDA M. GREEN, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date,
Section 147.03 R.C.