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
20210716-0095638

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 Nos.: 093110161.00; 093110159.00; 093110160.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **L&L NASHVILLE, LLC**, a Delaware 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 certain tracts or parcels of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 623-627 2nd Avenue South, 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.

L&L NASHVILLE, 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

mac

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 L&L NASHVILLE, LLC, a Delaware limited liability company.

Marianne R Cohen
Notary Public

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

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

mec Name: Andrew Sparacia
Title: Manager

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
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

Exhibit A

Tract 1 (623 2nd Ave. S. 09311016100):

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of William Campbell's Plan of South Nashville, of record in Book U, pages 682 and 683, Register's Office for said County and described as follows:

Beginning at a point in the west margin of Second Avenue, South at the northeast corner of the property conveyed to Thomas W. Wilson and wife, by deed of record in Book 1278, page 8, said Register's Office; thence along Wilson's north line westerly 143.5 feet, more or less, to the east margin of an alley; thence with the margin of same northerly 45 feet, more or less, to the southwest corner of the property of Laura Robinson; thence along Robinson's south line, easterly 143.5 feet, more or less, to the west margin of Second Avenue, south; thence with the margin of the same southerly 45 feet to the point of beginning.

Tract 2 (627 2nd Ave. S. 09311015900):

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the West side of Market Street (now Second Avenue South), 83.5 feet North of Elm Street; thence Westwardly and parallel with North margin of said Elm Street, 135 feet to the East margin of an alley; thence Northwardly with margin of said alley, 50 feet to a point; thence Eastwardly 135 feet to a point in the West margin of Market Street (now Second Ave. S.), thence 50 feet with said West margin to the point of beginning.

Tract 3 (625 2nd Ave. S. 09311016000):

Land in Davidson County, Tennessee, being part of the Lot No. 3 Campbell's Addition to South Nashville, a plan of which is of record in Book U, page 682, Register's Office for Davidson County, Tennessee.

Beginning at a point in the west margin of 2nd Avenue South, formerly Market Street, as widened; at the southeast corner of part of Lot No. 3 conveyed to Laura Compton, by deed from American National Bank of Nashville, as of record in Book 1323, page 166, said Register's office; thence westerly along Compton's southerly line, 132.5 feet to the easterly margin of an alley; thence southerly with said alley 35 feet; thence in an easterly direction 132.5 feet to the westerly margin of 2nd Avenue South, as widened; thence with said Avenue, northerly 35 feet to the point of beginning.

Being the same property conveyed to L & L Nashville, LLC, a Delaware limited liability company by Warranty Deed of record in Instrument No. 20190501-0040421 in the Register's Office for Davidson County, Tennessee, dated April 23, 2019 and recorded on May 1, 2019.

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.

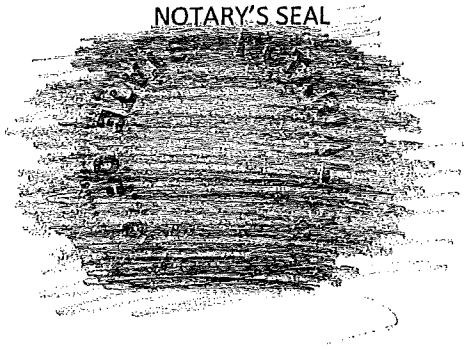
State of Ohio

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.