Karen Johnson Davidson County
Batch# 689258 DEEDQC
08/03/2021 10:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210803-0104061

This instrument was prepared by:
Eversheds Sutherland (US) LLP
999 Peachtree Street NE
Suite 2300
Atlanta, GA 30309
Attn: Clay Howell, Esquire

QUITCLAIM DEED

FROM: NEUHOFF ACQUISITION LLC, a Delaware limited liability company, as Grantor

TO: NEUHOFF ACQUISITION II LLC, a Delaware limited liability company, as Grantee

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Address of New Owner	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map/Parcel
NCS 1074361		082-090-234.00
Neuhoff Acquisition LLC c/o J.P. Morgan Investment Management Inc. 277 Park Avenue New York, New York 10172	Neuhoff Acquisition LLC c/o J.P. Morgan Investment Management Inc. 277 Park Avenue New York, New York 10172	

STATE OF NEW YORK
COUNTY OF NEW YORK

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

Kinsey Saly
Affiant

State of New York)
) ss:
County of New York)

On the 26 day of July in the year 2021 before me, the undersigned, personally appeared Kinsey Saly, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Esther Mary Krivda
Notary Public

ESTHER MARY KRIVDA
Notary Public - State of New York
NO. 01KR6051251
Qualified in Bronx County
My Commission Expires Nov 20, 2022

THIS QUITCLAIM DEED is from NEUHOFF ACQUISITION LLC, a Delaware limited liability company (the "Grantor"), to NEUHOFF ACQUISITION II LLC, a Delaware limited liability company (the "Grantee").

W I T N E S S E T H:

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does release and forever quitclaim unto Grantee all the right, title, interest, claim or demand which Grantor has, or may have had, in and to that tract or parcel of land lying and being in Davidson County, Tennessee as more particularly described on Exhibit A attached hereto and hereby made a part hereof.

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to Grantee, so said that Grantor shall not at any time by any means or ways have, claim or demand any right or title to said tract or parcel of land or any improvements thereon, if any, or any of the rights, members and appurtenances thereof.

[signature on following page]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 26 day of July, 2021.

NEUHOFF ACQUISITION LLC,
a Delaware limited liability company

By: Commingled Pension Trust Fund (Special Situation Property) of JPMorgan Chase Bank, N.A., a bank collective trust fund governed by the National Bank Act and the laws of the State of New York, its sole member

By: JPMorgan Chase Bank, N.A., not individually, but solely in its capacity as trustee

By: Kinsey Sale
Name: Kinsey Sale
Title: Executive Director

STATE OF NEW YORK
COUNTY OF NEW YORK

On the 26 day of July in the year 2021 before me, the undersigned, personally appeared Kinsey Sale, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Esther Mary Krivda
Notary Public

ESTHER MARY KRIVDA
Notary Public - State of New York
NO. 01KR6051251
Qualified in Bronx County
My Commission Expires Nov 20, 2022

EXHIBIT A

Legal Description of the Property

BEING A TRACT OF LAND IN THE 19TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT THE INTERSECTION OF SOUTHERLY MARGIN OF TAYLOR STREET AND THE EASTERLY MARGIN OF SECOND AVENUE NORTH ALSO BEING THE NORTHWEST MOST CORNER OF SAID TRACT OF LAND.

THENCE WITH THE SOUTHERLY MARGIN OF TAYLOR STREET LEAVING SAID RIGHT-OF-WAY OF SECOND AVENUE NORTH N. 63°08'00"E. 366.65' TO AN IRON PIN FOUND IN THE WESTERLY MARGIN OF FIRST AVENUE NORTH:
THENCE WITH SAID RIGHT-OF-WAYS. 27°05'59"E. 573.24' TO AN IRON PIN FOUND IN THE NORTHLY MARGIN OF MONROE STREET;
THENCE WITH SAID RIGHT-OF-WAYS. 62°55'53"W. 365.52' TO AN IRON PIN FOUND IN THE EASTERLY MARGIN OF SECOND AVENUE NORTH;
THENCE WITH SAID RIGHT-OF-WAY N. 27°06'45"W. 574.52' TO THE POINT OF BEGINNING. CONTAINING 209,802.48 SF OR 4.82 ACRES MORE OR LESS.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY FOR TAX MAP 82-09, PARCEL 234, PREPARED BY TIMOTHY MARK DONLON, RLS TENNESSEE NO. 2297, WITH DONLON LAND SURVEYING, LLC, DATED APRIL 9, 2019, DESIGNATED AS JOB NO. 219023, SIGNED AND SEALED ON MAY 24, 2019.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO NEUHOFF ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM GERMANTOWN CREATIVE, A DELAWARE LIMITED PARTNERSHIP, OF RECORD AS INSTRUMENT NO. 20190529-0050902, DATED MAY 28, 2019, SAID REGISTER'S OFFICE

True Copy Certification

I, HEATHER TOWNSEND, 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 on July 27, 2021

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, DARCY QUIST a notary public for this county and state, HEATHER TOWNSEND 1] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Darcy L. Quist
Notary's Signature

My Commission Expires: 2/16/2022
Notary' Seal (if on paper)

Darcy L Quist
NOTARY PUBLIC
Cherokee County, GEORGIA
My Comm. Expires
02/16/2022