Karen Johnson Davidson County
Batch# 692648 DEEDQC
08/06/2021 03:36:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20210806-0106536

STATE OF Indiana
COUNTY OF Marion

The actual consideration for this transfer is $0.00.

Danette Kennedy-Lusk
Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2021.

Danette Kennedy-Lusk
Notary Public

My commission expires: 10-22-2023

Danette Kennedy-Lusk
Notary Public Seal State of Indiana
Decatur County
My Commission Expires 10/22/2023

Republic Commercial Title Company
6111 Peachtree Dunwoody Road, Suite D
Atlanta, Georgia 30328
RCTC 200013

This instrument prepared by:
Kirtan Patel, Esq.
KPPB Law
990 Hammond Drive NE
One Lakeside Commons, Suite 800
Atlanta, Georgia 30328
KPPB 3874.028

QUITCLAIM DEED

Address New Owner:
C/O Nashville Lodging Associates LLC
5701 Progress Road
Indianapolis, Indiana 46241

Send Tax Bills To:
Same

Map/Parcel No.
Map 93-10
Parcel 458.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nashville Lodging Associates LLC, an Indiana limited liability company ("GRANTOR"), by these presents does hereby quitclaim, transfer, and convey unto Printing House Nashville ME, LLC, a Delaware limited liability company ("GRANTEE"), all of GRANTOR'S interest in and to the following real estate in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

Property address: 501 3rd Avenue South, Nashville, Tennessee 37210

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

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 3rd day of June, 2021 and made effective August 4, 2021.

NASHVILLE LODGING ASSOCIATES LLC,
an Indiana limited liability company

By: _____
Name: Bharat N. Patel
Its: Manager

STATE OF IN

COUNTY OF MARION

I, undersigned, a notary public of the state and county aforementioned, do hereby certify that Bharat N. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Nashville Lodging Associates LLC, the within-named bargainor, an Indiana limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

WITNESS my hand and seal, this the 3rd day of June, 2021.

_____
Notary Public
My Commission Expires: 10/22/2023

Danelte Kennedy-Lusk
Notary Public Seal State of Indiana
Decatur County
My Commission Expires 10/22/2023

EXHIBIT "A"
PROPERTY DESCRIPTION

501 3rd Avenue South, Nashville, Tennessee

Land in Nashville, Davidson County, Tennessee as described in the survey prepared by Phillip E. Holmes, Jr., RLS No. 1728, Volunteer Surveying, dated March 12, 2003, File No. 03067, as follows:

Beginning at a P.K. Nail on the easterly margin of Almond Avenue and northwesterly corner of the Gilleland & Associates, Inc. Property, as of record in Book 5334, Page 944, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Thence N 33 deg. 17 min. 23 sec. W, 149.83 feet to an iron pin; Thence N 56 deg. 21 min. 24 sec. E, 161.15 feet to a P.K. Nail; Thence S 33 deg. 17 min. 23 sec. E, 149.83 feet to a P.K. Nail;

Thence S 56 deg. 21 min. 24 sec. W, 161.15 feet to the point of beginning containing 24,145.38 square feet or 0.55 acres.

Same as:

A certain parcel of land in Tennessee lying in Davidson County in the city of Nashville, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a set 5/8 in. rebar, 18 in. length with a plastic cap stamped "KEVIN CROWE TN 1979". All bearings are based Tennessee State Plane Coordinate System, using geoid 09, observed on July 15, 2021.

BEGINNING at a set iron pin at the intersection of the south right of way line of Peabody Street (public right of way varies, 25' from centerline) and the east right of way line of Almond Street (public right of way varies, 21.5' from centerline); thence leaving said right of way line of Almond Street and with said right of way line of Peabody Street N 62°24'09" E a distance of 154.65' to a set PK nail (with a shiner marked TN 1979) at the intersection of said right of way line of Peabody Street and the west right of way line of 3rd Avenue South (public right of way varies, 30' from centerline); thence leaving said right of way line of Peabody Street and with said right of way line of 3rd Avenue South S 27°14'29" E a distance of 145.33' to a set PK nail (with a shiner marked TN 1979) in said right of way line, a common corner to a lot of 509 Third Avenue South General Partnership (Instrument #20180827-0084895); thence leaving said right of way line and with 509 Third Avenue South General Partnership S 62°24'09" W a distance of 154.65' to a set iron pin in said right of way line of Almond Street, a common corner to 509 Third Avenue South General Partnership; thence leaving said lot of 509 Third Avenue South General Partnership and with said right of way line N 27°14'29" W a distance of 145.33' to the point of beginning, having an area of 22,474.9 square feet, or 0.52 acres, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

As shown on that certain survey prepared by Kevin David Crowe, Registration No. 1979 of Crowe – Wheeler and Associates, dated July 15, 2021 for Printing House Nashville ME, LLC, a Delaware limited liability company; LCP Safanad Debt JV-1 LP, a Delaware limited partnership, c/o LCP Acquisitions LLC, and its successors and assigns; KHRE SMA funding, LLC, a Delaware limited liability company, and their successors and/or assigns; Republic Commercial Title Company, LLC; Nashville Lodging Associates LLC, an Indiana limited liability company; Fidelity National Title Insurance Company; and Bock & Clark Corporation, an NV5 Company.

Being the same property conveyed to Nashville Lodging Associates LLC by Quitclaim Deed of record as Instrument Number 202104280056492, and by Quitclaim Deed of Record as Instrument Number 202104280056493, and by Quitclaim Deed of Record as Instrument Number 202104280056494, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, J. Gregory Kala, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 4, 2021 (date of document).

Affiant Signature

8/4/21
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 4 day of August, 2021

Notary's Signature

MY COMMISSION EXPIRES: July 11, 2022

NOTARY'S SEAL

KIMBERLY FRAZIER NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 11, 2022

202108060106536