Karen Johnson Davidson County
Batch# 718261 DEEDQC
09/16/2021 12:51:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210916-0124714

QUITCLAIM DEED

Return to:
Katrina Haynes
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4353- **TN252101028J**

Prepared by ~~and after recording return to:~~
Clay Howell
Eversheds Sutherland (US) LLP
999 Peachtree Street NE, Suite 2300
Atlanta, GA 30309

Name and Address of New Owner:	**Send Tax Bills To**:	**Parcel No.**:
AB PR QOZB IV Property, LLC c/o RangeWater Development, LLC One Premier Plaza 5605 Glenridge Drive, Suite 775 Atlanta, Georgia 30342	Same	082-140-079.00; 082-100.034.00; 082-100-035.00; 082-140-043.00

Property address: 51 Oldham Street, 212 North 1st Street, 226 North 1st Street, and 0 North 1st Street, Nashville, Tennessee 37213

STATE OF Tennessee §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Davidson §

JAY Z, LLC, a Tennessee limited liability company ("**Grantor**"), for the consideration of Ten and No/100 Dollars ($10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells, conveys and quitclaims to **AB PR QOZB IV PROPERTY, LLC**, a Delaware limited liability company ("**Grantee**"), the following real property in the County of Davidson, State of Tennessee, to wit:

See **Exhibit A** attached hereto and made a part hereof.

Signed this 13 day of September, 2021.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR:
Jay Z, LLC
A Tennessee limited liability company

By: _____
Name: Samir Zaveri
Title: Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Samir Zaveri, to me known (or proved to me on the basis of satisfactory evidence) to be the Member of Jay Z, LLC, a limited liability company, the within named grantor, who acknowledged that he/she executed the foregoing instrument for the purposes therein contained on behalf of said entity.

WITNESS my hand at office this 13 day of September, 2021.

_____
Notary Public

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

OATH OF CONSIDERATION

STATE OF Georgia)
)
COUNTY OF Fulton)

I, Michael Blair, being the Authorized Signatory / V.P., of **AB PR QOZB IV PROPERTY, LLC**, a Delaware limited liability company, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

AFFIANT-GRANTEE

Subscribed and sworn to before me this 13 day of September 2021.

Heather Peppers
Notary Public

My Commission Expires: 4-10-22

Heather Peppers
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 04/10/2022

AB PR QOZB IV PROPERTY, LLC,
a Delaware limited liability company

By: AB PR QOZB IV LLC, a Delaware limited liability company, its Sole Member

By: RW River North, LLC, a Georgia limited liability company, its Managing Member

By: RangeWater Real Estate, LLC, a Georgia limited Liability company, its Manager

By: _____
Name: Michael Blair
Title: Authorized Signatory / VP

PROPERTY OWNER
Name & Address:

AB PR QOZB IV Property, LLC
c/o RangeWater Development, LLC
One Premier Plaza
5605 Glenridge Drive, Suite 775
Atlanta, Georgia 30342

Person or agency responsible for payment of taxes:

Same

Exhibit A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 5-11 & Lots 15-22 of Wetmore's Second Addition of Edgefield, as of record in Plat Book 11, Page 295, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Oldham Street and the easterly right-of-way line of Cowan Street;

Thence leaving the northerly right-of-way line of Oldham Street with the easterly right-of-way line of Cowan Street, with a curve to the right, along an arc length of 21.70 feet, the central angle of which is 71 deg 02 min 54 sec, the radius of which is 17.50 feet, the chord of which is North 47 deg 17 min 54 sec West, 20.34 feet to on existing iron rod;

Thence North 09 deg 28 min 44 sec West, 359.88 feet to on existing iron rod, at a corner common with Lot 1 of Matador Corner, as of record in Plat Book 4350, Page 131, at the Register's Office for Davidson County, Tennessee, also being the property of Virah Corp., as of record in Deed Book 8820, Page 338, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Cowan Street, with the southerly property line of said Lot 1, North 79 deg 29 min 08 sec East, 218.03 feet to an existing iron rod;

Thence North 09 deg 48 min 35 sec West, 97.17 feet to an existing iron rod;

Thence North 81 deg 06 min 47 sec East, 210.13 feet to an existing iron rod in the westerly right-of-way line of North First Street;

Thence with the westerly right-of-way line of North First Street, South 10 deg 44 min 21 sec East, 101.94 feet to an existing iron rod;

Thence North 79 deg 51 min 17 sec East, 4.88 feet to an existing iron rod;

Thence South 09 deg 38 min 33 sec East, 250.00 feet to an existing iron rod, at a corner common with the property of Andrew Krych, as of record in Instrument Number: 20130611-0059044, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of North First Street, with the northerly property line of Andrew Krych, South 80 deg 39 min 27 sec West, 218.00 feet to an existing pk nail;

Thence with the westerly property line of Andrew Krych, South 09 deg 38 min 33 sec East, 182.53 feet to an existing pk nail at a corner common with the property of Turner H. Todd & Clara J. Todd Irrevocable Trust, as of record in Instrument Number: 20131121-0119854, at the Register's Office for Davidson County, Tennessee in the northerly right-of-way line of Oldham Street;

Thence with the northerly right-of-way line of Oldham Street, North 83 deg 22 min 33 sec West, 213.83 feet to the POINT OF BEGINNING. Containing 164,408 square feet or 3.770 acres more or less.

Being the same property conveyed to Jay Z, LLC, as of record in Instrument Number: 20171101-0112285, at the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 September 13, 2021 (date of document).

Affiant Signature

9/15/2021
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 15th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8/18/2023

NOTARY'S SEAL

