This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Fulmer Lucas Engineering, LLC
2002 Richard Jones Road, Suite B200
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 734656 DEEDQC
10/12/2021 01:09:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211012-0137128

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION FOR THE HEREIN TRANSFER IS $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 8 DAY OF October, 2021.

Commonwealth of Pennsylvania - Notary Seal
Jamil Abdul-Malik, Notary Public
Philadelphia County
My Commission Expires July 26, 2023
Commission Number 1354018

NOTARY PUBLIC

MY COMMISSION EXPIRES July 26, 2023

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | TAX MAP/PARCEL NO. |
|---|---|---|
| MONROE GERMANTOWN, LLC<br>30 S 15TH STREET, 15TH FLOOR<br>C/O GAGADEEP LAKHMNA<br>PHILADELPHIA, PA 19102 | NEW OWNER | Tax Map: 82-09<br>Parcels: 368.00, 369.00, 371.00, 372.00, 373.00 and 374.00 |

# QUITCLAIM DEED

For and in consideration of the sum of Zero (0.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, MONROE GERMANTOWN, LLC, by these presents do hereby quitclaim and convey unto MONROE GERMANTOWN, LLC, all of our rights, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee of record in Instrument number 20201228 0153383;

Beginning at the northern property corner of parcel #08209037400, at the intersection of the westerly row line of 2nd Avenue North and the southerly row line of Monroe Street;

Thence with the existing right-of-way line of 2nd Avenue North, South 27 deg 04 min 38 sec East, 284.90 feet to a point; thence, South 63 deg 19 min 16 sec West, 134.40 feet to a point; thence, North 27 deg 04 min 38 sec West, 284.90 feet to a point; thence, with the existing right-of-way line of Monroe Street, North 63 deg 19 min 16 sec East, 134.40 feet to the point of beginning; containing 38,290 square feet or 0.88 acres more or less;

Being the same property conveyed to MONROE GERMANTOWN, LLC of record in Instrument Number 20201228 0153383.

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS being the same property conveyed to MONROE GERMANTOWN, LLC, by deed of record as Instrument No. 20201228 0153383,

RODC, and as shown in the attached Exhibit of MONROE GERMANTOWN, LLC Property dated 10-08-2021.

Witness my hand and seal on this the 8th day of October, 2021.

MONROE GERMANTOWN, LLC

By: _____

Gagan Lakhmna - M. Member
(print name) (title)

State of ~~Tennessee~~ Pennsylvania )
County of ~~Davidson~~ Philadelphia )

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Gagandeep Lakhmna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the M. Member of MONROE GERMANTOWN, LLC and is authorized by the corporation to execute this instrument on behalf of the corporation.

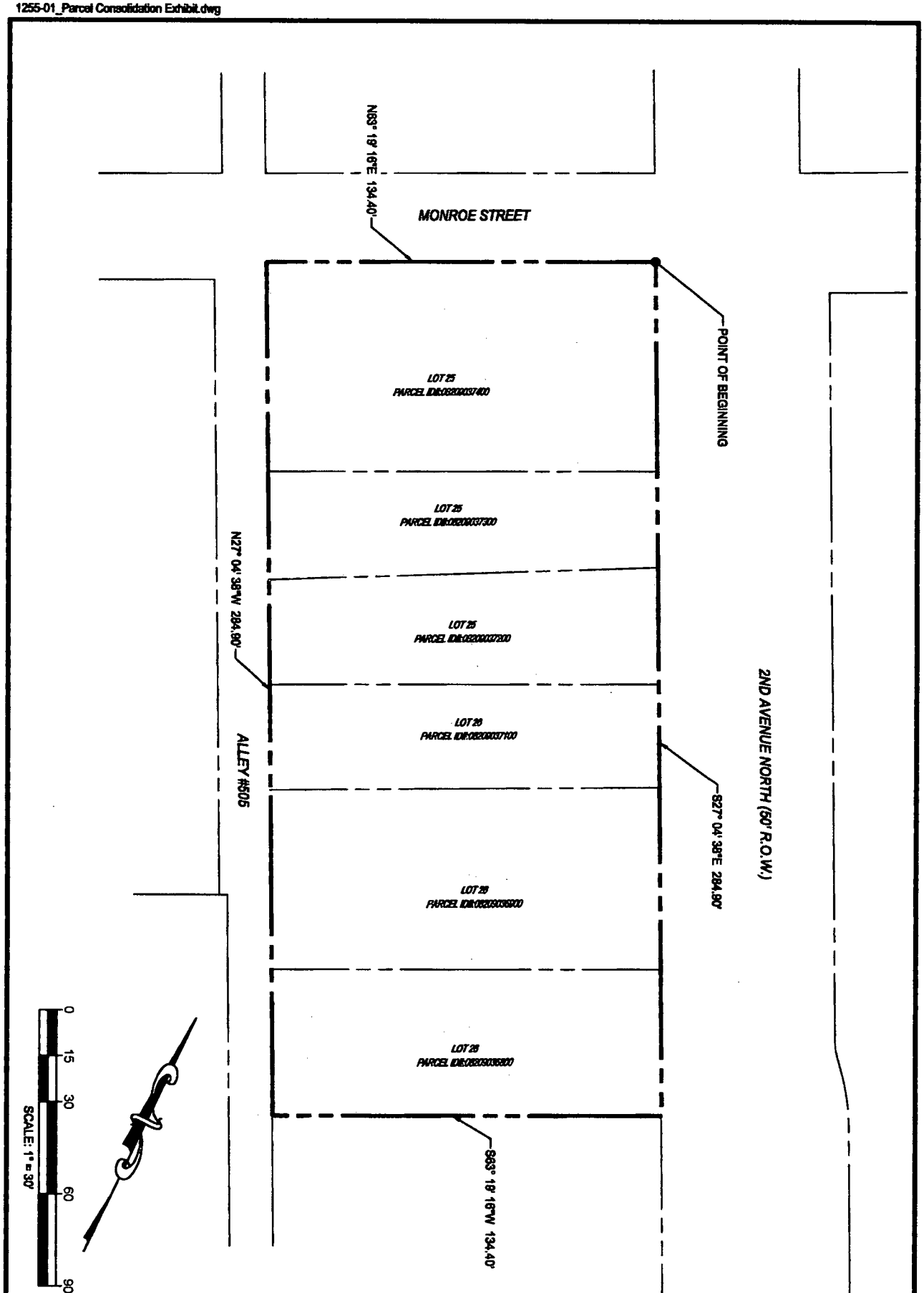
Witness my hand, at office, this 8 day of October, 2021.

_____
Notary Public

My commission expires: July 26, 2023

Commonwealth of Pennsylvania - Notary Seal
Jamil Abdul-Malik, Notary Public
Philadelphia County
My Commission Expires July 26, 2023
Commission Number 1354018

1255-01_Parcel Consolidation Exhibit.dwg




QUIT

QUITCLAIM EXHIBIT

EXHIBIT FOR:

# ROME MIXED-USE

1221 2ND AVENUE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770