Karen Johnson Davidson County
Batch# 747084 DEEDQC
10/29/2021 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211029-0145703

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Magnolia 810 Broadway Partnership L.P. c/o Magnolia 810 Broadway Manager, LLC 10 Burton Hills Boulevard, Suite 220 Nashville, Tennessee 37215	093-05-4-041.00	same as new owner
This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

THIS QUITCLAIM DEED is executed as of this 27th day of October, 2021, by BRP 810 BROADWAY, LLC, a Delaware limited liability company ("**Grantor**") to MAGNOLIA 810 BROADWAY PARTNERSHIP L.P., a Tennessee limited partnership ("**Grantee**").

THAT, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has quitclaimed, granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby quitclaim, grant, bargain, sell, alien, convey and confirm unto Grantee all that certain tract or parcel of real property lying and being in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and made a part hereof, together with all improvements thereon and appurtenances thereto.

This is improved property located at 810 Broadway in Davidson County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

TO HAVE AND TO HOLD said tract or parcel of real property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any manner appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 27th day of October, 2021.

BRANDI COMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5-5-25

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

BRP 810 BROADWAY LLC, a Delaware limited liability company

By: _____
Name: Richard R. Previdi
Title: Authorized Signatory

STATE OF Pennsylvania

COUNTY OF Montgomery

Before me, the undersigned, Bari E Gilbert, a Notary Public in and for the State and County aforesaid, personally appeared Richard R. Previdi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of BRP 810 BROADWAY LLC, the within named bargainor, and that as such Authorized Signatory, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Authorized Signatory.

Witness my hand and seal this 22 day of Oct, 2021.

_____
Notary Public
My commission expires: 5/25/22

Commonwealth of Pennsylvania - Notary Seal
BARI E GILBERT - Notary Public
Montgomery County
My Commission Expires May 25, 2022
Commission Number 1328074

{00258065; }

Exhibit A
Property

Being a certain parcel of land lying in the Nineteenth Council District of Nashville, Davidson County, Tennessee. Said parcel is located in the northeasterly quadrant of the intersection of Broadway and 9th Avenue North, and being more particularly described, by metes and bounds, as follows:

Beginning at a building corner in the northerly right-of-way line of Broadway and the easterly right-of-way line of 9th Avenue North and being the southwesterly corner of the herein described property; Thence, leaving said Broadway with said 9th Avenue North, along said building, North 27 degrees 15 minutes 35 seconds West, 202.01 feet to a building corner;

Thence, with said 9th Avenue North, along said building, North 62 degrees 44 minutes 25 seconds East, 0.63 feet to a building corner;

Thence, continuing with said 9th Avenue North, along said building, North 27 degrees 10 minutes 02 seconds West, 41.37 feet to a building corner in the Southerly right-of-way line of Alley 63;

Thence, with said alley, along or near said building, North 61 degrees 24 minutes 04 seconds East, 75.00 feet to a p.k. nail (old) at the northwesterly corner of Wardens and Vestry of Christ Episcopal Church of record as Instrument Number 20031223-0182390, R.O.D.C.T. (Register's Office for Davidson County, Tennessee);

Thence, leaving said alley with said Wardens and Vestry of Christ Episcopal Church, Christopher Bullinger and wife, Cynthia Bullinger of record as Instrument Number 20050823-0100498. R.O.D.C.T. and Broadway Venture 2013, LLC of record as Instrument Number 20130226-0019227, R.O.D.C.T., South 27 degrees 09 minutes 27 seconds East, 164.75 feet to a point in the northerly line of the building owned by said Broadway Venture 2013, LLC;

Thence, with said Broadway Venture 2013, LLC and said building, South 62 degrees 38 minutes 17 seconds West, 0.54 feet to a point at said building corner at the northwest corner of said Broadway Venture 2013, LLC;

Thence, with said Broadway Venture 2013, LLC, along their building line, South 27 degrees 26 minutes 54 seconds East, 80.21 feet to a building corner at the southwesterly corner of said Broadway Venture 2013, LLC, in the Northerly right-of-way line of Broadway;

Thence, with said right of way line, South 62 degrees 36 minutes 35 seconds West, 75.10 feet to the point of beginning and containing 18,368 square feet or 0.42 acres, more or less.

Being the same property conveyed to BRP 810 Broadway LLC, a Delaware limited liability company by Quit Claim Deed of record in Instrument No. 20180723-0071207, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 10/27/21 (date of document).

Affiant Signature

10/27/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY