Karen Johnson Davidson County
Batch# 753037 DEEDQC
11/10/2021 01:29:21 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211110-0150368

Prepared by:
Laurence M. Papel
Nelson Mullins Riley & Scarborough LLP
150 4th Avenue North, Suite 1100
Nashville, TN 37219

	STATE OF TENNESSEE) **COUNTY OF DAVIDSON)** The actual consideration for this transfer is $0.00. **AFFIANT** Subscribed and sworn to before me, this 29th day of October 2021. **NOTARY PUBLIC** **My Commission Expires:** July 3, 2023
NOTARY SEAL	

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner and Mail Tax Bills To:	**Property Owner Address:**	**Tax Parcel No.:**
1130 Gallatin Pike LLC c/o ARE Ventures LLC Attn: Colin Brothers 1000 E. Cesar Chavez Street Austin, TX 78702	SAME	051 08 0 020.00

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **805 Realty Corp.**, a Delaware corporation, as to an undivided 86% interest, and **Lebberes Realty Corp.**, a Delaware corporation, as to an undivided 14% interest (collectively, "***Grantors***"), do hereby release, quitclaim and convey unto **1130 Gallatin Pike LLC**, a Texas limited liability company ("***Grantee***"), and its successors and assigns any right, title and interest in and to that certain improved real property located at 120 Due West Avenue, Nashville, Davidson County, Tennessee, and more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, together with all the rights, privileges, easements, servitudes, rights-of-way, and appurtenances thereunto belonging (the "***Property***").

Grantors make no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed on this 3rd day of ~~October~~ November 2021.

GRANTORS:

805 REALTY CORP.,
a Delaware corporation

By: _____
Name: James Lebberes
Title: President

ACKNOWLEDGEMENT

STATE of TENNESSEE)
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **James Lebberes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the President of **805 Realty Corp.**, a Delaware corporation, a within named Grantor, and who acknowledged that, as such President, he is authorized to execute the within instrument on behalf of said corporation, by signing his name above as such President.

WITNESS my hand and official seal at Nashville, Tennessee this 29th day of October 2021.

Tammy Rhoades
Notary Public

My Commission expires: 10/4 3, 2023

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[*Signatures continue on following page.*]

LEBBERES REALTY CORP., a
Delaware corporation

By: _____
Name: James Lebberes
Title: President

ACKNOWLEDGEMENT

STATE of TENNESSEE)
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **James Lebberes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the President of **Lebberes Realty Corp.**, a Delaware corporation, a within named Grantor, and who acknowledged that, as such President, he is authorized to execute the within instrument on behalf of said corporation, by signing his name above as such President.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of October 2021.

_____
Notary Public

My Commission expires: July 3, 2023

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Description of the Property

Land situated in the County of Davidson, State of Tennessee, and being all of Lot 1 of the Subdivision of Due West Shopping Center, the Plat thereof being recorded in Book 7900, Page 609, in the Office of the Register of Deeds for Davidson County, Tennessee.

Being the same property conveyed to 805 Realty Corp., a New York corporation, and Lebberes Realty Corp., a New York corporation, by Special Warranty Deed from MRW Retail Joint Venture, a Tennessee joint venture, of record in Instrument No. 200409220114043, in the Register's Office of Davidson County, Tennessee.