Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 774944 DEEDQC
12/16/2021 12:01:35 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20211216-0166417

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15 day of December, 2021.

Notary Public

My commission expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
MTP - 487 HUMPHREYS STREET PROPCO, LLC 130 West 42nd Street, 22nd Fl New York, New York 10036	New Owner	105-07-0-061.00 105-07-0-062.00 105-07-0-063.00

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, Roger Moutenot, Barbara Moutenot, Sophie Simmons Little, and Courtney Little, each a resident of Tennessee, by these presents do hereby quitclaim and convey unto MTP - 487 HUMPHREYS STREET PROPCO, LLC, a Delaware limited liability company, its successors and assigns, all their right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 483-487 Humphreys Street, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 14th day of December, 2021.

Roger Moutenot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2021, before me personally appeared Roger Moutenot, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Barbara Moutenot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2021, before me personally appeared Barbara Moutenot, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of December, 2021.

NOTARY PUBLIC

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Sophie Simmons Little

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14TH day of December, 2021, before me personally appeared Sophie Simmons Little, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14TH day of December, 2021.

NOTARY PUBLIC

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Courtney T Little

Courtney Little

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of December, 2021, before me personally appeared Courtney Little, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

Exhibit A

Legal Description

Land situated in Davidson County, Tennessee and more particularly described in that certain survey by Donovan Benson, Tennessee License No. 3046, dated July 19, 2021 and known as Job No. 20-0263, as follows:

BEGINNING at a point in the Southerly Margin of Humphreys Street, 23 feet east of the Northeast corner of the herein described tract; thence South 07° 25' 54" West, a distance of 150.00 feet to a ½" iron rod; thence North 81° 41' 54" West, a distance of 123.00 feet to a ½" iron rod; thence North 07° 25' 54" East, a distance of 150.00 feet to a point in the Southerly margin of Humphreys Street; thence South 81° 41' 54" East, a distance of 123.00 to the point of beginning.

Also being the same property conveyed to Barbara Moutenot as to a 25% interest, Roger Moutenot as to a 25% interest, Sophie Simmons Little as to a 25 interest and Courtney Little as to a 25% interest, by Quitclaim Deed from Humphreys Street Partners, a Tennessee general partnership, of record in Instrument No. 20191125-0121272, in the Register's Office for Davidson County, Tennessee, dated November 21, 2019, and recorded on November 25, 2019.

Being also conveyed by Warranty Deed of record in Instrument No. _____, Register's Office of Davidson County, TN.