THIS INSTRUMENT WAS PREPARED BY:

Kacy R. Joy
Frost Brown Todd LLC
1900 3rd Ave S, Suite 1900
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 781933 DEEDQC
12/30/2021 01:13:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211230-0171954

Address of New Owner:	Send Tax Bills To:	Parcel Identification Nos.
3RD AND JEFFERSON, LLC 1017 Essex Court Goshen, KY 40026	New Owner	082-09-0-419.00 082-13-0-319.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FFN3J, LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and by these presents does transfer, convey, remise, release and forever quitclaim unto 3RD AND JEFFERSON, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real estate situated in Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is unimproved property located at 1121 3rd Ave N. and 300 Jefferson Street, Nashville, Davidson County, Tennessee 37208.

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 16th day of December, 2021.

GRANTOR:

FFN3J, LLC,
a Delaware limited liability company

By: _____
Name: Matt Laitinen
Title: Authorized Representative

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public with authority to act in the State and County aforesaid, Matt Laitinen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Representative of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 15 day of December, 2021.

_____
Notary Public

My Commission Expires: 09-08-2025

SAMANTHA BIRDSALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 10th day of December, 2021.

Notary Public

My Commission Expires: 9/8/2025

KELLEY MARIE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires September 08, 2025

EXHIBIT A

Parcel I (082-13-0-319.00)

Being a tract of land in the central portion of Davidson County, Tennessee, lying in the 19th Council District of Nashville, Tennessee. Said tract being known as Parcel ID#08213031900 per the Metro Nashville and Metro Davidson County Property Assessor's Office. Said tract being bounded on the north by FFN3J, LLC as recorded in Instrument #201907020064241 Register's Office for Davidson County, Tennessee (R.O.D.C.T.), on the east by Right-of-Way (R/W) of 3rd Ave. North (formerly known as College Street) (Public R/W Varies); on the south by Public R/W of Jefferson Street (Public R/W varies) and on the west by Jefferson Street Lofts, L.P. as recorded in Instrument #2000808010079489 R.O.D.C.T. Said being described as follows:

POINT OF COMMENCEMENT being a found capped Rebar found at the northeast corner Parcel ID# 08209041900, lying on the westerly R/W margin of 3rd Ave. North; thence with said R/W margin South 27 Degrees 08 Minutes 35 Seconds East 249.42 feet to a found PK Nail; thence South 62 Degrees 00 Minutes 17 Seconds West 4.77 Feet to a PK Nail with Mag Disk "Elliott" being the TRUE POINT OF BEGINNING; thence South 27 Degrees 08 Minutes 00 Seconds Easts 73.49 feet to a found PK Nail with Mag Disk "Elliott"; thence continuing into the R/W of Jefferson Street South 13 Degrees 16 Minutes 40 Seconds West 17.64 feet to a found PK Nail with Mag Disk "Elliott"; thence with the northerly margin of Jefferson Street North 73 Degrees 17 Minutes 26 Seconds West 61.23 feet to a found railroad spike; thence leaving said R/W of Jefferson Street North 26 Degrees 54 Minutes 53 Seconds West 75.95 feet to a capped rod set; thence North 62 Degrees 57 Minutes 00 Seconds East 71.36 feet to the TRUE POINT OF BEGINNING.

Being the same property conveyed to FFN3J, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from FRANK BLISS ALLEN, AN INDIVIDUAL, of record as Instrument No. 20190702-0064241, dated June 28, 2019, said Register's Office.

Parcel II (082-09-0-419.00)

Being a tract of land in the central portion of Davidson County, Tennessee, lying in the 19th Council District of Nashville, Tennessee. Said tract being known as Parcel ID#08209041900 per the Metro Nashville and Metro Davidson County Property Assessor's Office. Said tract being bounded on the north by 3rd and Madison, LLC as recorded in Instrument #201808270067982 Register's Office for Davidson County, Tennessee (R.O.D.C.T.), on the east by Right-of-Way (R/W) of 3rd Ave. North (formerly known as College Street) (Public R/W Varies); on the south by FFN3J, LLC as recorded in Instrument #201907020064240 R.O.D.C.T.; also on the south by Jefferson Street Lofts, L.P. as recorded in instrument #2000808010079489 R.O.D.C.T. and on the west the R/W of Public Alley #201 (15' Public R/W). Said being described as follows:

POINT OF BEGINNING being a found capped rebar found at the northeast corner of the tract being described, lying on the westerly R/W margin of 3rd Ave. North; thence with said R/W margin South 27 Degrees 08 Minutes 35 Seconds East 249.42 feet to a found PK Nail; thence leaving said R/W South 62 Degrees 00 Minutes 17 Seconds West 4.77 feet to a PK Nail with Mag Disk "Elliott"; thence continuing South 62 Degrees 57 Minutes 00 Seconds West a total of 172.26 feet to a point witnessed by a found 5/8" IPF in the easterly R/W margin of Public Alley #201 At 1.41 feet; thence with said r/w of alley #201 North 27 Degrees 19 Minutes 42 Seconds

West 249.24 feet to a PK Nail with Mag Disk "Elliott" at the northwest corner of the tract being described; thence leaving said R/W of Alley #201 North 62 Degrees 51 Minutes 59 Seconds East 177.83 to the POINT OF BEGINNING.

Being the same property conveyed to FFN3J, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from MORGAN WAYNE WOELK AND VICKI LYN WOELK, HUSBAND AND WIFE, of record as Instrument No. 20190702-0064240, dated June 28, 2019, said Register's Office.

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TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 **December 17, 2021** (date of document).

Carole M. Maxson

12/20/21
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 12/20/21, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11-5-24

