This Instrument Prepared By: Laurence M. Papel Nelson Mullins Riley & Scarborough, LLP 150 Fourth Avenue North Suite 1100 Nashville, Tennessee 37219	Karen Johnson Davidson County Batch# 784458 DEEDQC 01/04/2022 03:05:44 PM 6 pgs Fees: $32.00 Taxes: $0.00  20220104-0001387

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Second Avenue Nashville Property LLC c/o The Congress Group 33 Arch Street Boston, MA 02110 Attention: Dean Stratouly, CEO	Same	093-11-028.00 093-11-029.00 093-11-032.00 093-11-036.00 093-11-037.00 093-11-038.00 093-11-039.00 093-11-040.00 093-11-041.00

For and in consideration of the sum of $10.00 cash in hand paid **SECOND AVENUE PROPERTIES**, a Tennessee general partnership (the "***Grantor***"), does hereby quitclaim and convey unto **SECOND AVENUE NASHVILLE PROPERTY LLC**, a Delaware limited liability (the "***Grantee***"), all of his right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, more particularly described on **EXHIBIT "A"** attached hereto and incorporated herein by reference (the "***Property***").

This is improved property located at 507, 509, 511, 515, 517, 519, and 521 Second Avenue, South, 203 Peabody Street, and 518 Third Avenue, South, Nashville, Tennessee 37210.

This Quitclaim Deed being given by Grantor to Grantee to ensure that Grantor has conveyed all of the Property being conveyed by Grantor to Grantee by that certain Quitclaim Deed recorded on ~~December~~ January 4, 2021 as Instrument No. 20220104-0001386, in the Register's Office for Davidson County, Tennessee. The Property conveyed by this Quitclaim Deed is subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

SIGNATURE PAGE
TO
QUITCLAIM DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on the 30th day of December 2021.

GRANTOR:

SECOND AVENUE PROPERTIES, G.P.,
a Tennessee general partnership

By: Corner Partnership, LLC, a Tennessee limited liability company, its Partner

By: _____
Name: Laurence M. Papel
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Laurence M. Papel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Corner Partnership, LLC, a Tennessee limited liability company, the Partner of **SECOND AVENUE PROPERTIES**, a Tennessee general partnership, the within named bargainor, and is authorized to execute this instrument on behalf of such general partnership.

WITNESS my hand and office, this 30th day of December 2021.

Tammy Rhoades
Notary Public

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 30th day of December, 2021.

Notary Public

My Commission Expires: July 3, 2023

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Real Property Description

MAP 93-11, PARCELS 28, 29 & 41

Land lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Laurence M. Papel, of record in Deed Book 9846, Page 228, at the Register's Office for Davidson County, Tennessee, and being described according to a Boundary & Topographic Survey by Hart, Freeland, Roberts, Inc., dated September, 09, 2006, Stanley K. Draper, R.L.S. #2389, Job No. 2006202-52, and being bound on the north by the southerly right-of-way line of Peabody Street, on the east by the westerly right-of-way line of 2nd Ave. So., on the south by Alley No. 149, and the property of Wilson P. Stevenson, Jr., of record at Instrument No. 20051122-0141138, and on the west by the easterly right-of-way line of 3rd Ave. So., and being more particularly described as follows;

BEGINNING at a P.K. Nail set in the top on the wall at the intersection of the southerly right-of-way line of Peabody Street and the easterly right-of-way line of 3rd Ave. So., thence, with said southerly line, N 62 deg. 32' 33" E, passing an iron pin old at a distance of 150.51', a total distance of 210.64' to a P.K. Nail set in the westerly right-of-way line of 2nd Ave. So.;

Thence, with said westerly right-of-way line, S 27 deg. 23' 27" E, 253.57' to a P.K. Nail old;

Thence, with a curve to the right, having a radius of 20.00', a central angle of 90 deg. 00' 00", a chord bearing and distance, S 17 deg. 36' 33" W, 28.28', along an arc length of 31.42' to a P.K. Nail set in the northerly right-of-way line of said alley;

Thence, with said northerly line, S 62 deg. 36' 33" W, 92.00' to a P.K. Nail set;

Thence, S 27 deg. 23' 08" E, 30.90' to a P.K.Nail set in the northerly line of the Stevenson property;

Thence, with said Stevenson property, S 62 deg. 42' 58" W, 99.20' to a P.K. Nail set in the easterly right-of-way line of 3rd Ave. So.;

Thence, with said right-of-way line, N 27 deg. 17' 02" W, 304.04' to the POINT OF BEGINNING and containing 60,637 square feet or 1.392 acres, more or less.

MAP 93-11, PARCEL 32

Being a Tract of land in the 19th Councilmanic District of Davidson County, Tennessee and being Tax Map 93-11, Parcel 32 and being the property of Wilson P. Stevenson, Jr. of record in Instrument No. 20051122-0141138 and being more particularly described as follows:

Beginning at a Mag-nail and disk new in the east right-of-way line of 3rd Avenue South and at a building corner and being the northwest comer of the herein described tract and the southwest corner of Laurence M. Papel Trustee property of record in Deed Book 9846, page 228;

Thence, leaving 3rd Avenue right-of-way and running with Papers south line, N 62 deg. 42' 58" E, 99.73' to a Mag-nail and disk new in the west right-of-way line of Alley No. 149 (12' wide) and a corner with Papel and being the northeast corner of the herein described tract;

Thence, leaving Papel and running with the west line of Alley No. 149, S 27 deg. 23' 27" E, 150.42' to a Mag-nail and disk new in the concrete walk and in the north right-of-way line of Lea Avenue and being the southeast corner of the herein described tract;

Thence, leaving Alley No. 149 and running with Lea Avenue, S 62 deg. 57' 26" W, 99.80' to a Mag-nail and disk new in the concrete walk and being the southwest corner of the herein described tract and the intersection of north right-of-way line of Lea Avenue and the east right-of-way line of 3rd Avenue South;

Thence, leaving Lea Avenue and running with 3rd Avenue South, N 27 deg. 21' 54" E, 150.00' to the point of beginning and containing 0.344 acres, more or less according to a Survey by HFR Design, Inc., Michael R. Williams TN RLS No. 1906, HFR Project No. 2013016.

MAP 93-11, PARCELS 36-40

Being a Tract of land in the 19th Councilmanic District of Davidson County, Tennessee and being Tax Map 93-11, Parcels 36-40 and being the property of Wilson P. Stevenson, Jr. of record in Instrument No. 20051122-0141138 for Parcel 36, Stevenson Trust No. 4 of record in Deed Book 9074, page 107 for Parcel 37, and Leonard A. Stephens of record in Deed Book 7893, page 827 for Parcels 38-40 and being more particularly described as follows:

Beginning at a Mag-nail and disk new in the west right-of-way line of 2nd Avenue South generally at the back of walk and in the south right-of-way line of Alley No. 149 (12' wide);

Thence, leaving Alley No. 149 and running with 2nd Avenue right-of-way, S 27 deg. 23' 27" E, 170.00' to a Mag-nail and disk new at the back of walk corner and the corner of 2nd Avenue and Lea Avenue right-of-way and being the southeast corner of the herein described tract;

Thence, leaving 2nd Avenue and running with the north right-of-way line of Lea Avenue, S 62 deg. 57' 26" W, 100.01' to a Mag-nail and disk new in the concrete walk and in the east right-of-way line of Alley No. 149 and being the southwest corner of the herein described tract;

Thence, leaving Lea Avenue and running with Alley No. 149, N 27 deg. 23' 27" W, 169.39' to a Mag-nail and disk new in asphalt and being the northwest corner of the herein described tract and the corner of the south right-of-way line of Alley No. 149;

Thence, with said south right-of-way of Alley No. 149, N 62 deg. 36' 33" E, 100.00' to the point of beginning and containing 0.389 acres, more or less according to a Survey by HFR Design, Inc., Michael R. Williams TN RLS No. 1906, HFR Project No. 2013016.

All of the foregoing Parcels being the same property conveyed to Second Avenue Properties, GP, a Tennessee general partnership, by Quitclaim Deed of record in Instrument No. 20181219-0123410, and by Quitclaim Deed of record in Instrument No. 20181219-0123411, in the Register's Office for Davidson County, Tennessee.