Karen Johnson Davidson County
Batch# 785794 DEEDQC
01/10/2022 10:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220110-0002564

This instrument prepared by:

Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, TN 37219
Attn: J. David Wicker

After recordation, return to:
Music City Hotels, LLC
c/o OTO Development, LLC
100 Dunbar Street, Suite 402
Spartanburg, SC 29306
Attn: Jason C. Lynch

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Music City Hotels, LLC c/o OTO Development, LLC 100 Dunbar Street, Suite 402 Spartanburg, South Carolina 29306	Same	Map-Parcel No. Map: 92-16-0 Parcel: 004.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, HH NASHVILLE JV HOLDINGS, L.L.C., a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day does hereby quitclaim and convey unto MUSIC CITY HOTELS, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), certain real property located in the City of Nashville, Davidson County, State of Tennessee, fully described in **Exhibit A** hereto (collectively, the "Property").

The Property is improved property known as 121 21st Avenue North, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[*Signatures Commence on Following Page*]

Dated as of December 22, 2021.

HH NASHVILLE JV HOLDINGS, L.L.C.,
a Delaware limited liability company

By: Songy Highroads, LLC,
a Georgia limited liability company,
its Administrative Manager

By: _____
Name: Todd Nocerini
Title: COO

STATE OF Georgia)

COUNTY OF Fulton)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Todd Nocerini, the COO of SONGY HIGHROADS, LLC, a Georgia limited liability company, the Administrative Manager of HH NASHVILLE JV HOLDINGS, L.L.C., a Delaware limited liability company, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as COO executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the limited liability company, as such COO.

Witness my hand and official seal this 14 day of December 2021.

My Commission Expires:
05-03-2022

_____
Notary Public

BLANCA PINEDA
Notary Public, Georgia
Gwinnett County
My Commission Expires
May 03, 2022

~~STATE OF~~ The District of Columbia.

COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

First American Title Ins. Co

_____

Affiant Joshua Slan V.P.

Sworn to and subscribed before me,
this 22 day of December, 2021.

_____

NOTARY PUBLIC

My Commission Expires: MICHELLE L. PERRY NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires November 14, 2023

MICHELLE L. PERRY NOTARY PUBLIC EXP. 11-14-23 DISTRICT OF COLUMBIA

Exhibit A

Legal Description of Property

Land situated in Davidson County, State of Tennessee, described as follows: to wit:

Being a tract of land in the city of Nashville, Davidson County, Tennessee and being a portion of Lot 156 of the plat of Boyd Home Tract as recorded in Plat Book 21, Page 39 in the Register's Office of Davidson County, Tennessee (RODC). Being Bounded on the north by the southerly right-of-way of Alley #379; on the east by the westerly right-of-way of 21st Avenue; bounded on the south by the northerly right-of-way of Hayes Street; and bounded on the west by Lots 13-17 Melliers & the remainder of Lot 156 as recorded in aforementioned plat book and page; and being more particularly described as follows:

Beginning and point in the intersection of the westerly right-of-way of 21st Avenue and the northerly right-of-way of Hayes Street, and being the POINT OF BEGINNING; thence with the northerly right-of-way of Hayes Street, South 59°24'31" West 144.77 feet to a point in the line of Lee Apts, LLC, as recorded in Instrument Number 20170419-0038224 (RODC);

Thence leaving Hayes Street and with Lee Apts, LLC, North 30°39'58" West 174.54 feet to a point in the southerly right of way of Alley #379;

Thence leaving Lee Apts, LLC, and with Alley #379, North 59°26'50" East 144.85 feet to a point in the westerly right-of-way of 21st Avenue;

Thence leaving Alley #379, and with 21st Avenue, South 30°38'32" East 174.44 feet to a point in the northerly right-of-way of Hayes Street and the Point of Beginning.

Containing 25,268 square feet or 0.58 acres, more or less.

Being the same property conveyed to HH Nashville JV Holdings, L.L.C., a Delaware limited liability company by deeds of record at Instrument No. 20170420-0038979 and Instrument No. 20170420-0038980, in the Register's Office of Davidson County.

True Copy Certification

I, Lyndsey A. Arthurs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

DISTRICT OF COLUMBIA

Personally appeared before me, Michelle Perry, a notary public for the District of Columbia, Lyndsey A. Arthurs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE L. PERRY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 14, 2023

My Commission Expires: 11/14/2023

Notary' Seal (if on paper)

