This Instrument Prepared By:
NELSON MULLINS RILEY & SCARBOROUGH LLP
One Nashville Place
150 4th Avenue North, Suite 1100
Nashville, Tennessee 37219
Attn: Laurence M. Papel

Karen Johnson Davidson County
Batch# 798680 DEEDQC
02/01/2022 04:04:20 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220201-0011863

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
CBR 217 2nd Avenue – Garage, LLC Attn: Ryan Finley 222 2ND Avenue South, Suite 1930 Nashville, TN 37201	New Owner	P/O 093-06-4-091.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CBR HCN, LLC**, a Delaware limited liability company ("***Grantor***"), does hereby quitclaim and convey unto **CBR 217 2nd Avenue – Garage, LLC,** a Delaware limited liability company ("***Grantee***"), all of Grantor's right, title and interest in and to the parcel of real estate more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "***Property***"), which is a part of the improved real property located at 217 2nd Avenue South, Nashville, Davidson County, Tennessee.

Such Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed, dated and effective as of the 24th day of January 2022.

GRANTOR:

CBR HCN, LLC a Delaware limited liability company

By: _____

Name: William A. McKnight
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared William A. McKnight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of CBR HCN, LLC, the within named bargainor, and that he, as such Authorized Representative, executed the foregoing instrument for the purpose therein contained by signing his name as Authorized Representative.

Witness my hand, at office, this 24th day of January 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 3, 2023

[SEAL]
TAMMY RHOADES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 24th day of January 2022.

NOTARY PUBLIC

My Commission Expires: July 3, 2023

[SEAL]
TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, described as follows:

The condominium unit described as the Garage Unit, as more particularly described and delineated in the Declaration of Condominium for 217 Second Avenue, a Condominium, recorded on February 1, 2022, as Instrument No. 20220201-0011861, in the Register's Office for Davidson County, Tennessee, as may be amended (the "***Declaration***"), together with the undivided ownership percentage interest in the Common Elements, as set forth in the Declaration.

Being a part of the same property conveyed to CBR HCN, LLC, a Delaware limited liability company, by Deed of record in Instrument No. 20190429-0038806, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH the easements benefitting the Property contained in the Easement Agreement of record in Instrument No. 20140917-0085202, in the Register's Office for Davidson County, Tennessee.