(1)

Karen Johnson Davidson County
Batch# 830914 DEEDQC
03/30/2022 09:40:05 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220330-0036695

This instrument prepared by, and
after recording return to:

Sanford H. Zatcoff, Esq.
Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Parkway, Suite 1800
Atlanta, Georgia 30339

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Deed") is dated and made as of March 23, 2022, by AMG 810 LEA, L.L.C., a Louisiana limited liability company ("Grantor"), with an address 643 Magazine Street, Suite 306, New Orleans, Louisiana 70130, to and in favor of MQMF NASHVILLE LEA AVENUE LLC, a Delaware limited liability company ("Grantee"), with an address of 6340 Sugarloaf Parkway, Suite 350, Duluth, Georgia 30097.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby quitclaim and convey unto the Grantee, its successors and assigns, all right, title and interest which Grantor has or may have in and to the real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

The words "Grantor" and "Grantee" as used herein shall mean "Grantors" or "Grantees" if more than one person or entity is referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

GRANTOR:

AMG 810 LEA, L.L.C., a Louisiana limited liability company

By: AMG 810 Lea GP Partners, L.L.C., a Louisiana limited liability company, its sole member and manager

By: _____(SEAL)
Anthony J. Iarocci, III, Duly Authorized Agent

STATE OF LOUISIANA
PARISH OF ORLEANS

This instrument was acknowledged before me on the 21st day of March, 2022, by Anthony J. Iarocci, III, the Duly Authorized Agent of AMG 810 Lea GP Partners, L.L.C., a Louisiana limited liability company, which is the sole member and manager of AMG 810 LEA, L.L.C., a Louisiana limited liability company, on behalf of such limited liability company. He is personally known to me or produced a _____ or a driver's license as identification.

_____
Notary Public, State and County Aforesaid
Print Name: _____
My commission expires: _____
My commission number: _____

(NOTARIAL SEAL)

MICHAEL L. MANCUSO
NOTARY PUBLIC
State of Louisiana, Bar Roll # 23203
My Commission is for life.

***

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Susan A Beardsley
AFFIANT

Subscribed and sworn to before me this 28TH day of March, 2022.

Brina Mathis
Notary Public

My Commission Expires 2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tax Parcel Numbers:
093-10-019.00
093-10-020.00
093-10-021.00

Tax Notices to:
MQMF Nashville Lea Avenue LLC
6340 Sugarloaf Parkway, Suite 350
Duluth, Georgia 30097
Attn: Charles O. Shallat

Property Address:
300 and 308 10th Avenue South
Nashville, TN 37203

810 Lea Avenue
Nashville, TN 37203

Name and Address of Property Owner:
AMG 810 LEA, L.L.C.
643 Magazine Street, Suite 306
New Orleans, Louisiana 70130

EXHIBIT A

Legal Description

BEING A CERTAIN TRACT OF LAND LYING IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS SHOWN AS LOTS 17, 18, 19 AND, 20 ON THE PLAT ENTITLED, THE GOWDEY PLAN, OF RECORD IN PLAT BOOK 21, PAGE 86, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID LOTS ARE SHOWN AS PARCELS 19 & 20 ON THE DAVIDSON COUNTY PROPERTY MAP NUMBER 93-10. SAID PARCELS ARE LOCATED IN THE SOUTHEASTERLY QUADRANT OF THE INTERSECTION OF CLARK PLACE AND 10TH/ AVENUE SOUTH, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF 10TH AVENUE SOUTH AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CLARK PLACE, AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID 10TH AVENUE SOUTH, WITH SAID CLARK PLACE, NORTH 62 DEGREES 47 MINUTES 04 SECONDS EAST, 177.70 FEET TO A P.K. NAIL (OLD) WITH A SHINER STAMPED, CHERRY LAND SURVEYING, IN THE WESTERLY LINE OF AMG 810 LEA, L.L.C. OF RECORD AS INSTRUMENT NUMBER 201607150073046, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID AMG 810 LEA, L.L.C., SOUTH 26 DEGREES 34 MINUTES 25 SECONDS EAST, 200.14 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

THENCE, CONTINUING WITH SAID AMG 810 LEA, L.L.C., SOUTH 62 DEGREES 44 MINUTES 23 SECONDS WEST, 175.10 FEET TO A P.K. NAIL (OLD) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF 10TH/ AVENUE SOUTH;

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 27 DEGREES 19 MINUTES 06 SECONDS WEST, 200.26 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 35,315 SQUARE FEET OR 0.81 ACRES, MORE OR LESS, AS DEPICTED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY FOR MQMF NASHVILLE LEA AVENUE LLC, LINCOLN PROPERTY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, PREPARED BY TED J. STEVENSON II, TN RLS #2136, OF RAGAN-SMITH ASSOCIATES, INC., DATED DECEMBER 1, 2021.

Said Property being the same property conveyed to AMG 810 Lea, L.L.C., a Louisiana limited liability company, by the Special Warranty Deed of record as Instrument Number 20160715-0073045, the Quitclaim Deed of record as Instrument Number 20160715-0073046, the Special Warranty Deed of record as Instrument Number 20180702-0063521, and the Quitclaim Deed of record as Instrument Number 20180702-0063522, in the Register's Office for Davidson County, Tennessee.