FROM: **TriBridge Co-Invest 47, LLC**, a Georgia limited liability company
TG Twelve South TIC, LLC, a Delaware limited liability company
TO: **TREA 12 South Apartments LLC**, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
TREA 12 South Apartments LLC c/o TIAA-CREF Global Separate Real Estate Company LLC 333 W. Wacker Drive, 28th Floor Chicago, IL 60606	(same)	Map 105-13 Parcel 210

THIS INSTRUMENT PREPARED BY: Nelson Mullins Riley & Scarborough LLP, Michael Scariano, Esq., 201 17th Street NW, Atlanta, GA 30363

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **TRIBRIDGE CO-INVEST 47, LLC**, a Georgia limited liability company ("Co-Invest"), as to an undivided 28.50% interest, and **TG TWELVE SOUTH TIC, LLC**, a Delaware limited liability company ("TG Twelve"), as to an undivided 71.50% interest (Co-Invest and TG Twelve collectively, "Grantor"), by these presents, do hereby quitclaim and convey unto **TREA 12 SOUTH APARTMENTS LLC**, a Delaware limited liability company ("Grantee"), its heirs and assigns, all of Grantor's right, title and interest, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is improved property known as 12 South Flats Apartments, 2310 12th Avenue South, Nashville, Davidson County, Tennessee 37204.

[SIGNATURE PAGES FOLLOW]

Karen Johnson Davidson County
Batch# 838730 DEEDQC
04/12/2022 03:23:02 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220412-0042436

TG TWELVE:

TG TWELVE SOUTH TIC, LLC,
a Delaware limited liability company

By: TriBridge Investments II, LLC,
a Georgia limited liability company,
its Manager

By: _____
Name: Robert H. West
Title: Manager

THE STATE OF Georgia §
§
COUNTY OF Fulton §

This instrument was acknowledged before me on April 7th, 2022, by Robert H. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of TriBridge Investments II, LLC, a Georgia limited liability company, the Manager of TG Twelve South TIC, LLC, a Delaware limited liability company, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the foregoing.

_____
Notary Public, State of Georgia

SHEILA VANENBURG
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA
MY COMMISSION EXPIRES NOVEMBER 14, 2024

TRIBRIDGE CO-INVEST 47, LLC,
a Georgia limited liability company

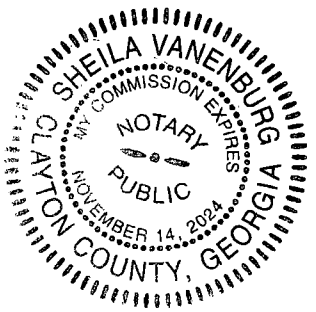
By: TriBridge Investments II, LLC,
a Georgia limited liability company,
its Manager

By: _____
Name: Robert H. West
Title: Manager

THE STATE OF Georgia §
§
COUNTY OF Fulton §

This instrument was acknowledged before me on April 7th, 2022, by Robert H. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of TriBridge Investments II, LLC, a Georgia limited liability company, the Manager of TriBridge Co-Invest 47, LLC, a Georgia limited liability company, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the foregoing.

_____
Notary Public, State of Georgia



STATE OF Tennessee)
COUNTY OF Davidson)

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

Affiant

Subscribed and sworn to before me, this the 12 day of April, 2022.

Notary Public

My Comm. Expires: 10/22/25

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

EXHIBIT A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of the Consolidation of Metro Map 105-13, Parcels 206, 207 & 210, Twelfth Avenue South, as of record in Instrument Number: 20121005-0091275, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the easterly right-of-way line of 12th Avenue South, at a corner common with Lot 1 of T.O. Tunes Subdivision, not of record, also being the property of John M. Hines, as of record in Deed Book 5965, Page 938, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 12th Avenue South, with the southerly property line of John M. Hines, South 83 deg 39 min 18 sec East, 175.12 feet to an existing iron rod in the westerly right-of-way line of Alley #649;

Thence with the westerly right-of-way line of Alley #649, South 04 deg 58 min 42 sec West, 150.22 feet to an existing iron rod at the intersection with the southerly terminus of Alley #649;

Thence leaving the westerly right-of-way line of Alley #649, with the southerly terminus of Alley # 649, South 83 deg 39 min 18 sec East, 91.88 feet to an existing iron rod at a corner common with the property of Metro Government, as of record in Deed Book 962, Page 660, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Metro Government, South 04 deg 58 min 42 sec West, 100.00 feet to an iron rod set;

Thence with the northerly property line of Metro Government, North 83 deg 39 min 18 sec West, 267.00 feet to an existing iron rod in the easterly right-of-way line of 12th Avenue South, also being in the northerly property line of Jaw on 7th, LLC, as of record in Instrument Number: 20121128-0109221, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of 12th Avenue South, North 04 deg 58 min 42 sec East, 250.17 feet to the **POINT OF BEGINNING**. Containing 52,990 square feet or 1.217 acres more or less.