This instrument was prepared by:
Southwest Value Partners
12770 El Camino Real, Suite 200
San Diego, CA 92130

Karen Johnson Davidson County
Batch# 839701 DEEDQC
04/14/2022 09:26:56 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220414-0043270

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number(s):
AEG SWVP-NY 9A LLC c/o SWVP NSH LLC 12770 El Camino Real, Suite 200 San Diego, CA 92130	AEG SWVP-NY 9A LLC c/o SWVP NSH LLC 12770 El Camino Real, Suite 200 San Diego, CA 92130	09305440500

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, AEG-SWVP NASHVILLE, LLC, a Delaware limited liability company ("**Grantor**") does hereby quitclaim and transfer, without representation or warranty of any kind, unto AEG SWVP-NY 9A LLC, a Delaware limited liability company ("**Grantee**"), and Grantee's successors and assigns, all of Grantor's right, title and interest in those certain parcels of land, together with all associated appurtenances, privileges, and easements, (the "**Property**") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto.

This is unimproved property located at 903 Church Street, Nashville, TN 37203.

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

Wherever 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 FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this deed this 12 day of April 2022.

GRANTOR:

AEG SWVP-NY 9A LLC

By: AEG-SWVP Nashville, LLC
Its Sole Member and Manager

By: AEG NSH, LLC,
Co-Managing Member

By: _____
Ted Tanner, Vice President

By: SWVP NSH LLC,
Co-Managing Member

By: _____

Cary Mack, Authorized Representative

[Notary Block on Following Page]

CALIFORNIA ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF Los Angeles

On April 12th, 2022, before me, Dana V. Hardy, Notary Public, personally appeared Ted Tanner who proved to ~~me~~ on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dana V. Hardy (Seal)

DANA YASHTI HARDY
COMM. #2315316
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Dec. 12, 2023

IN WITNESS WHEREOF, the Grantor has executed this deed this ____ day of April 2022.

GRANTOR:

AEG SWVP-NY 9A LLC

By: AEG-SWVP Nashville, LLC
Its Sole Member and Manager

By: AEG NSH, LLC,
Co-Managing Member

By: _____
Ted Tanner, Vice President

By: SWVP NSH LLC,
Co-Managing Member

By: _____
Cary Mack, Authorized Representative

[Notary Block on Following Page]

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Cary Mack, 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 SWVP NSH LLC, the within named bargainor, and that he as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of SWVP NSH LLC as Authorized Representative.

Witness my hand, at office, this 7th day of April, 2022.

JILL TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: August 1st, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 11th day of April 2022.

Notary Public

My Commission Expires: 01-11-2026

NOAH R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

BEING PARCEL 9A ON THE FINAL PLAT OF NASHVILLE YARDS SUBDIVISION PARCEL 9 OF RECORD IN INSTRUMENT NO. 201712040123588, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO AEG-SWVP NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR BY NAME CHANGE TO AEG-MGM NASHVILLE, LLC, AS WAS SUCCESSOR BY NAME CHANGE TO AEG NASHVILLE, LLC), BY DEED FROM UPTOWN PROPERTY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201803230027781, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.