THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2020-0493	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 13 day of APRIL 2022 *Notary Public* *My commission expires:* 1-26-2025

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

Name and Address of New Owner: GRE RE IV, LLC 825 28th St. S. Suite E Fargo, ND 58105	Karen Johnson Davidson County Batch# 843198 DEEDQC 04/20/2022 12:53:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20220420-0045842
Send Tax Bills To: Owner	
Street Address of Subject Property: 1025 1029 1033 and 1037 Jefferson Street Nashville, TN, 37208	**Parcel ID:** 081-16-0-576.00 081-16-0-575.00 081-16-0-579.00 081-16-0-573.00 081-16-0-572.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GRE RE II, LLC, a North Dakota limited liability company** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **GRE RE IV, LLC, a North Dakota limited liability company** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Tract 1:
(1025 Jefferson St.)
Being Parcel 576 on Tax Map 081-16 located in the 19th Councilmatic District of Davidson County, Tennessee and being known as Tract 1 & 2 Deed Book 9044, Page 749 Register's Office Davidson County, Tennessee & a tract of record in Instrument #20011010-0110519 Register's Office Davidson County, Tennessee, aforementioned based upon an unrecorded survey

performed by Harvey Gee on June 2, 1947. Said parcel being composed of portions of Lots 5 & 6 on the plan of B.W. Hall's Subdivision of record in Book 17, Page, 261 R.O.D.C., TN. Bounded on the North by Jefferson Street (Public - 43' R.O.W.), on the East by Warren Street (Public - 30' R.O.W.), on the South by Alley #562 (Public - 12' R.O.W.) and on the West by M.P. Development, LLC property of record in Book: 200608220103317 Register's Office Davidson County, Tennessee. Any property corner set by this surveyor is 1/2 inch diameter, 18 inch long rebar with cap labeled "GAM 2403" unless otherwise noted, and referred to as new iron pin in the following; Beginning at an existing chiseled "X" in concrete sidewalk located in the Southerly right-of-way for Jefferson Street and the Westerly right-of-way for Warren Street and being the Northeasterly corner of the herein described tract, thence with the right-of-way for Warren Street South 28 deg 37'08" East a distance of 150.06' feet to an existing 1/2" diameter iron pin with a broken cap in the Northerly 12' right-of-way for Alley #562. Thence continuing with the aforementioned Northerly right-of-way for alley #562, South 73 deg 21'52" West a distance of 57.20' feet to a new iron pin and being a common corner to the aforementioned M.P. Development, LLC property. Thence leaving the aforementioned Alley #562 with the common line between the M.P. Development, LLC property and the herein described tract, North 28 deg 39'43" West a distance of 72.00' feet to an existing P.K. nail in Asphalt found. Thence continuing with the aforementioned common line, North 61 deg 11'28" East a distance of 13.03' feet to an existing 1/2" diameter bent iron pin. Thence continuing with the aforementioned common line, North 25 deg 41'47" West a distance of 74.32' feet to an existing 1/2" diameter iron pin with broken cap in the Southerly right-of-way for Jefferson Street. Thence continuing with the aforementioned Jefferson Street right-of-way, North 73 deg 02'01" East a distance of 40.01' feet to the point of beginning and containing 7,256.00 square feet or 0.167 acres more or less, according to a survey by Autrey E. Dye Jr. Tennessee Registered Land Surveyor, License Number 2403 dated 2/11/15.

Tract 2:
(1029 Jefferson St.)
(Map and Parcel 81-16-575)
Land in Davidson County, Tennessee, being the easterly part of Lot 5 and the westerly part of Lot 6 on the plan of B. W. Halls Subdivision, as of record in Book 17, page 261, Register's Office for said County, described according to a survey made by Harvey Gee, June 2nd, 1947, as follows:

Beginning at a point on the southerly margin of Jefferson Street 40 feet West of the westerly line of Warren Street; thence with the southerly line of said Jefferson Street, Westwardly 40.7 feet; thence southwardly 83.1 feet thence eastwardly 35.9 feet; thence northwardly 74.6 feet to the point of beginning.

AND

(1029 Jefferson St.)
(Map and Parcel 81-16-579)
Land in Davidson County, Tennessee, being the southerly part of the easterly one half of Lot No. 5 on the plan of D. W. Hall's Subdivision, as of record in Book 17, page 261, Register's Office for said County, described according to a survey made by Harvey Gee, Surveyor, June 2, 1947, as follows:
Beginning at a point in the northerly margin of the First Alley South of Jefferson Street 57.2 feet West of the westerly margin of Warren Street; thence Northwardly and parallel with Warren Street 72 feet to an iron pin; thence westwardly 22.9 feet to an iron pin; thence southwardly 66.9

feet to the northerly margin of an alley; thence with the northerly margin of said alley, eastwardly 23.5 feet to the point of beginning.

Tract 3:
(1033 Jefferson St.)
Land in Davidson County, Tennessee, being part of Lot No. 4 in B.W. Hall's addition to Nashville of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 4 fronts 45.5 feet on the southerly side of Jefferson Street and extends back between parallel lines with the westerly line of Lot No. 5, 150 feet, more or less, to an alley.

AND

(1033 Jefferson St., formerly known as 1031 Jefferson Street, Nashville, TN 37208) Land in Davidson County, Tennessee, being the west one-half of Lot No. 5 of the B.W. Hall Plan, of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 5 fronts 25 feet on the southerly side of Jefferson Street and extends back between parallel lines 150 feet to an alley.

Tract 4:
(1037 Jefferson St.)
Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 4 1/2 feet of Lot No. 4 on the plan of B.W. Hall's Addition to Nashville of record in Book 17, Page 261, of the Register's Office for Davidson County, Tennessee.

Said Tract, Lot 3 and the Westerly 4 1/2 feet of Lot 4 front together 54.72 feet on the Southerly side of Jefferson Street and run back between parallel lines 150 feet more or less to an alley in the rear.

Tract 1:
Being the same property conveyed to GRE RE II, LLC, a North Dakota limited liability company, by warranty deed of BHC Real Estate, LLC, a Tennessee limited liability company of record in Instrument #20220119-0007149, Register's Office, Davidson County, TN dated January 10, 2022, recorded January 19, 2022. Being also known as 1025 Jefferson Street Nashville, Tennessee 37208.

(Tracts 2, 3 and 4):
Being the same property conveyed to GRE RE II, LLC, a North Dakota limited liability company, by warranty deed of BHC Real Estate, LLC, a Tennessee limited liability company of record in Instrument #20220119-0007149, Register's Office, Davidson County, TN dated January 10, 2022, recorded January 19, 2022. Being also known as 1029 1033 1037 Jefferson Street Nashville, Tennessee 37208.

WITNESS my hand this 13th day of Apr. 1, 2022

GRE RE II, LLC a North Dakota limited liability company

Steven F. Walker

By- Steven F. Walker
President

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven F. Walker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the **President of GRE RE II, LLC**, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of **GRE RE II, LLC**, for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of April, 2022.

Notary public

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 14, 2022.

Affiant Signature

April 14, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of April 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025