Karen Johnson Davidson County
Batch# 866893 DEEDQC
06/03/2022 09:05:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220603-0064064

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO: Nelson Mullins Riley & Scarborough, LLP 150 4th Ave. North, Suite 1100 Nashville, Tennessee 37219 Attention: Laurence M. Papel	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is: $0.00 Affiant Subscribed and sworn to before me this 1 day of June 2022. Notary Public My commission expires: 11/06/23

KRISTI BOTELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Auto Nashville Hotel LLC c/o White Lodging Services Corporation 701 East 83rd Avenue Merrillville, IN 46410	SAME	093 100 008.00 093 100 009.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which are hereby acknowledged, **CGM, LLC**, a Tennessee limited liability company ("***Grantor***"), by these presents does quitclaim, transfer and convey unto **AUTO NASHVILLE HOTEL LLC**, an Indiana limited liability company ("***Grantee***"), and its successors and assigns, all of Grantor's interest as owner in those certain parcels of improved real property located at 127 and 131 8th Avenue South, Nashville, Davidson County, Tennessee (the "***Property***"), and more particularly described on **Exhibit A**, attached hereto and incorporated herein.

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

IN WITNESS WHEREOF, Seller has caused this Quitclaim Deed to be executed effective as of the 19th day of May, 2022.

SELLER: CGM, LLC,
a Tennessee limited liability company

By: A. F. Ganier III
Albert F. Ganier, III, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Albert F. Ganier, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of CGM, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 18th day of May, 2022.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

Description of the Property

LAND SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

SAID PARCEL OF LAND BEING FURTHER DESCRIBED ON THE SURVEY OF WAMBLE & ASSOCIATES, PLLC, CERTIFIED TO BY JIMMY C. YATES, REGISTRATION NO. 1597, JOB NO. 753-0107, DATED JANUARY 25, 2022, AS FOLLOWS:

PROPERTY LOCATED IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT NO. 29 ON THE PLAN OF SOUTHFIELD AS OF RECORD IN BOOK "N", PAGE 459, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY SURVEY PREPARED BY WAMBLE & ASSOCIATES, PLLC, DATED JANUARY 25, 2022, AS FOLLOWS:

BEGINNING AT A MAGNETIC NAIL (MAG NAIL) (NEW) ON THE WEST RIGHT-OF-WAY OF 8TH AVENUE SOUTH, SAID MAG NAIL BEING THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO FIRST EVANGELICAL LUTHERAN CHURCH. AS OF RECORD IN INSTRUMENT NO. 20120405-0029040 IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING SOUTH 26 DEGREES 48 MINUTES 04 SECONDS EAST 65.00 FEET FROM AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF SAID CHURCH PROPERTY;

THENCE, FOLLOWING SAID WEST RIGHT-OF-WAY OF 8TH AVENUE SOUTH, SOUTH 26 DEGREES 48 MINUTES 04 SECONDS EAST 143.08 FEET TO A MAG NAIL (NEW) ON THE NORTH RIGHT-OF-WAY OF DEMONBREUN STREET AS WIDENED BY METRO PUBLIC WORKS PROJECT NO. 06-R-01;

THENCE, LEAVING SAID 8TH AVENUE SOUTH RIGHT-OF-WAY AND FOLLOWING SAID DEMONBREUN STREET RIGHT-OF-WAY, SOUTH 17 DEGREES 25 MINUTES 47 SECONDS WEST, 11.87 FEET TO A MAG NAIL (NEW);

THENCE, CONTINUING WITH SAID DEMONBREUN STREET RIGHT-OF-WAY, SOUTH 62 DEGREES 29 MINUTES 34 SECONDS WEST, 156.80 FEET TO A MAG NAIL (NEW) ON THE EAST RIGHT-OF-WAY OF PUBLIC ALLEY NO. 115;

THENCE, LEAVING SAID DEMONBREUN STREET RIGHT-OF-WAY AND FOLLOWING SAID PUBLIC ALLEY NO. 115 RIGHT-OF-WAY, NORTH 27 DEGREES 33 MINUTES 19 SECONDS WEST, 151.77 FEET TO AN IRON ROD (OLD), BEING THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED FIRST EVANGELICAL LUTHERAN CHURCH PROPERTY;

THENCE, LEAVING SAID PUBLIC ALLEY NO. 115 RIGHT-OF-WAY AND FOLLOWING THE SOUTH LINE OF SAID CHURCH PROPERTY, NORTH 62 DEGREES 35 MINUTES 40 SECONDS EAST, 167.07 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CGM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM CGM PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20121010-0092941, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND

BEING THE SAME PROPERTY LATER CONVEYED TO AUTO NASHVILLE HOTEL LLC, A INDIANA LIMITED LIABILITY COMPANY BY DEED FROM CGM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20220519-0058372 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.