Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
2214 12 South Property LLC 4 Bryant Park, Suite 200 New York, New York 10018	10513042000 10513019800 10513020000 10513020100 10513020200 10513020300	Same as New Owner
This instrument prepared by: Tanner Hamilton, Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED TO CONSOLIDATE PARCELS

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 2214 12 SOUTH PROPERTY LLC, a Delaware limited liability company ("***Grantor***"), has bargained and sold, and by these presents transfers and conveys, to 2214 12 SOUTH PROPERTY LLC, a Delaware limited liability company ("***Grantee***"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "***Property***").

The sole purpose of this deed is to combine and consolidate the parcels comprising Tax Map and Parcel Nos. 10513042000, 10513019800, 10513020000, 10513020100, 10513020200 and 10513020300.

This is improved property located at 2206, 2208, 2212, 2214, 2218 and 2220, 12th Ave S, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

Karen Johnson Davidson County
Batch# 880551 DEEDQC
06/29/2022 11:28:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220629-0075115

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 29th day of June, 2022.

Notary Public
My Commission Expires: 3/3/2026

MICAH FOUSE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

4858-2423-2422.4

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to Consolidate Parcels effective as of this 28th day of June, 2022.

GRANTOR:

2214 12 SOUTH PROPERTY LLC

By: _____
Name: Andrew Joblon
Title: Authorized Signatory

STATE OF California)
)
COUNTY OF Los Angeles)

Before me, Mary Fitzgerald, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Andrew Joblon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of 2214 12 SOUTH PROPERTY LLC, the within named bargainor, a Delaware limited liability company, and that he/she as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as such Authorized Signatory.

WITNESS my hand and seal at office in Los Angeles, California, ~~Tennessee,~~ this the 28th day of June, 2022.

_____
Notary Public

MARY FITZGERALD
Notary Public - California
Los Angeles County
Commission # 2263803
My Comm. Expires Oct 22, 2022

My Commission Expires:
October 22, 2022

[NOTARIAL SEAL]

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land lying in the 17th District of Davidson County, Nashville, Tennessee. Said tract being Lots 4 – 9 and portions of Lots 2 and 3 of the Plan of Duckworth's Addition as recorded in Plat Book 57, Page 83, Register's Office of Davidson County, Tennessee (RODC), and being a portion of a "Martin Lot" of W.L.B. Lawrence Property as recorded in Plat Book 21, Page 148, RODC. Said tract being bounded on the north by a portion of said Lot 2 of Plan of Duckworth's Addition, said portion of Lot 2 being Anthony L. & Sylvia D. Locklayer as recorded in Book 10525, Page 716, RODC, and by portions of Lots 1, 2 and 3 of said Plan of Duckworth's Addition, said portions of Lots 1, 2 and 3 being Sloan Baxter as recorded in Instrument Number 20210308-0029730, RODC, bounded on the east by the western right of way (ROW) of Alley #649, by Craig Arnold and Rebecca Sue Snow as recorded in Instrument Number 20130228-0019841, RODC, and by Lot 11 of said Plan of Duckworth's Addition, said Lot 11 being Joseph Freitag, Jr. as recorded in Instrument Number 20181205-0118515, RODC, bounded on the south by a portion of said "Martin Lot" of W.L.B. Lawrence Property, said portion of "Martin Lot" being Pope Singer Partners as recorded in Instrument Number 20151014-0104338, RODC, and bounded on the west by the eastern ROW of 12th Avenue South. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found ½" iron rod lying on said eastern ROW of 12th Avenue South, being the northwest corner of said Pope Singer Partners and being the southwest corner of the herein described tract; thence along said eastern ROW of 12th Avenue South with the following: North 05°03'58" East 389.75 feet to a set point; thence South 82°44'38" East 30.02 feet to a set point; thence North 05°03'58" East 87.07 feet to a set point; thence leaving said ROW of 12th Avenue South and along the common line of said Locklayer South 82°44'38" East 98.99 feet to a set point; thence along the common line of said Baxter with the following: South 04°37'22" West 77.09 feet to a found PK nail; thence South 82°44'38" East 49.86 feet to a found PK nail lying on said western ROW of Alley #649; thence along said ROW of Alley #649 South 04°46'44" West 350.30 feet to a set point; thence along the southern ROW terminus of said Alley #649 and the common line of said Snow South 82°34'10" East 84.84 feet to a found set point; thence along the common line of said Freitag, Jr. South 04°46'44" West 50.10 feet to a found 1/2" iron rod; thence along the common line of said Pope Singer Partners North 82°34'10" West 266.34 feet to the point of beginning.

Tract contains 83,735 square feet or 1.92 acres.
Bearings based on Tennessee State Plane Coordinate System.

The foregoing description was prepared based on that certain ALTA/NSPS Land Title & Topographic Survey prepared by L. Brandon Lambert (Tennessee Registered Land Surveyor No. 2828) of Chastain-Skillman, whose address is 215 Centerview Drive, Suite 113, Brentwood, Tennessee 37027, such survey being dated May 4, 2022 and designated Project No. 1027901.

Being the same property conveyed to 2214 12 South Property LLC, a Delaware limited liability company, by Warranty Deed recorded on May 4, 2022 as Instrument No. 20220504-0051801 in the Register of Deeds Office for Davidson County, Tennessee.