This Instrument Was Prepared by:

Mary C. LaGrone
504 Granny White Pike
Brentwood, Tennessee 37027

Upon Recording, Please Return to:

K&L Gates LLP
501 Commerce Street, Suite 1500
Nashville, Tennessee 37203
Attn: Matthew T. Harris

Karen Johnson Davidson County
Batch# 882623 DEEDQC
06/30/2022 03:41:15 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220630-0076274

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 29 day of June, 2022, by and between MARY C. LAGRONE, a resident of the state of Tennessee ("Grantor"), and NEWCO ARC LLC, a Delaware limited liability company ("Grantee");

WITNESSETH:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, the Grantor conveys and quitclaims unto the Grantee, all its right, title, interest and claim in and to the following described real estate, lying in Davidson County, Tennessee:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

[SIGNATURE PAGE FOLLOWS]

Signature Page to Quitclaim Deed

IN WITNESS WHEREOF, the duly authorized officer of Grantor has signed this Deed on the date first above written.

GRANTOR:

Mary C. LaGrone

Mary C. LaGrone

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Mary C. LaGrone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument, for the purposes therein contained.

Witness my hand seal at office this 29 day of June, 2022.

Notary Public Jodean M. King

My Commission Expires: 7/22/2025

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

***

VALUE AFFIDAVIT

STATE OF Tennessee §
COUNTY OF Davidson §

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer $10.00

AFFIANT

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

Notary Public

My Commission Expires: 7/22/2025

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Parcel ID:
09302314500

Property Address:
234 Fourth Avenue North
Nashville, Tennessee 37219

Tax Notices to:
NEWCO ARC LLC
1350 Avenue of the Americas, 3rd Floor
New York, New York, 10019
Attn: Evan Weiner

Name and Address of Property Owner:
NEWCO ARC LLC
1350 Avenue of the Americas, 3rd Floor
New York, New York, 10019

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY H & H LAND SURVEYING, INC., JAMES G. TERRY, TENNESSEE RLS NO. 2287, DATED FEBRUARY 18, 2005, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (OLD) ON THE EASTERLY RIGHT-OF-WAY OF FOURTH AVENUE NORTH (FORMERLY KNOWN AS CHERRY STREET) A 49.5- FOOT RIGHT-OF-WAY, SAID POINT BEING SITUATED SOUTH 77.95 FEET, MORE OR LESS, OF THE INTERSECTION OF FOURTH AVENUE NORTH AND UNION STREET, THENCE;

1. LEAVING SAID RIGHT-OF-WAY ALONG AN INSIDE WALL ENCLOSING THE STAIRWAY ON THE ADJOINING BUILDING, NORTH 62 DEGREES 31 MINUTES 27 SECONDS EAST, 48.66 FEET, THENCE;

2. ALONG A BRICK WALL, SOUTH 27 DEGREES 28 MINUTES 33 SECONDS EAST, 21.76 FEET, TO THE SOUTH WALL OF THE EXISTING BUILDING, THENCE;

3. WITH SAID SOUTH WALL, SOUTH 62 DEGREES 31 MINUTES 27 SECONDS WEST, 48.66 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FOURTH AVENUE NORTH;

4. WITH SAID RIGHT-OF-WAY LINE, NORTH 27 DEGREES 28 MINUTES 33 SECONDS WEST, 21.76 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING AND CONTAINING 1,059 SQUARE FEET OR 0.024 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

Being the same property conveyed to NEWCO ARC, LLC, a Delaware limited liability company from MARY C. LAGRONE, a resident of the state of Tennessee, by Special Warranty Deed of Record in Instrument No. 20220630-0076273, Register's Office of Davidson County, Tennessee.