This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 884302 DEEDQC
07/05/2022 03:42:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220705-0077560

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Arora PCS LLC Green Land Equities LLC Nash PCS LLC 11 Vreeland Road Florham Park, NJ 07932	[SAME]	093-09-0-342.00 093-09-0-341.00 093-09-0-259.00 093-13-0-013.00 093-13-0-011.00 093-09-0-203.00 093-09-0-204.00 093-09-0-205.00 093-09-0-206.00 093-13-0-007.00 093-13-0-010.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BFDMRE DEMONBREUN LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to: (1) **ARORA PCS LLC**, a New Jersey limited liability company, an undivided 18.79% interest as tenant in common; (2) **GREEN LAND EQUITIES LLC**, a New Jersey limited liability company, an undivided 18.00% interest as tenant in common; and (3) **NASH PCS LLC**, a New Jersey limited liability company, an undivided 63.21% interest as tenant in common (collectively, "Grantee"), all of its right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Teresa C. Beardsley
Affiant

Subscribed and sworn to me this 30th day of June, 2022.

Mandy Gomaz
NOTARY PUBLIC
My Commission Expires: 5-5-25

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 30th day of June, 2022.

GRANTOR:

BFDMRE DEMONBREUN LLC, a
Delaware limited liability company

By: _____
Name: Chaim T. Nash
Its: Manager

STATE OF New Jersey)
COUNTY OF Morris)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Chaim T. Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of BFDMRE Demonbreun LLC, a Delaware limited liability company, and is authorized to execute this instrument on behalf of said limited liability company.

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

_____
Notary Public

My Commission Expires:

Jackson Wong
Notary Public
New Jersey
My Commission Expires 4-10-2023
No. 2432483

EXHIBIT "A"

TRACT 1:

PROPERTY LYING IN THE NINETEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO MUSIC ROW PROPERTIES, L.P. AS RECORDED IN DEED BOOK 11067, PAGE 105, IN THE DAVIDSON COUNTY REGISTER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PK NAIL AT THE INTERSECTION OF THE EAST R.O.W. OF 16TH AVE SOUTH (R.O.W. 49.5') AND THE SOUTH R.O.W. OF MCGAVOCK STREET (R.O.W. 49.5'); THENCE N 62° 39' 58" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 268.00' TO A POINT IN THE WEST LINE OF THE BEAMAN PROPERTY AS RECORDED IN DEED BK. 11523, PG. 352 IN SAID REGISTER'S OFFICE; THENCE S 27° 16' 52" E ALONG SAID WEST LINE A DISTANCE OF 166.00' TO A POINT IN THE NORTH R.O.W. OF ALLEY #235 (12' R.O.W); THENCE S 62° 39' 58"W ALONG SAID NORTH R.O.W. A DISTANCE OF 268.00' TO A FOUND PK NAIL IN THE EAST R.O.W. OF SAID 16TH AVENUE; THENCE N 27° 16' 52" W ALONG SAID EAST R.O.W. A DISTANCE OF 166.00' TO THE POINT OF BEGINNING AND CONTAINING 1.02 ACRES OF LAND.

Being a portion of the same property conveyed to BFDMRE Demonbreun LLC, a Delaware limited liability company, by the Special Warranty Deed of record in Instrument No. 20160329-0029461, and the Quitclaim Deed of record in Instrument No. 20160329-0029462, in the Register's Office for Davidson County, Tennessee.

TRACT 2:

PROPERTY LYING IN THE NINETEENTH COUNCILMATIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO MUSIC ROW PROPERTIES, L.P. AS RECORDED IN DEED BOOK 11067, PAGE 105 IN THE DAVIDSON COUNTY REGISTER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST R.O.W. OF 16TH AVENUE SOUTH (49.5' R.O.W.) AND THE SOUTH R.O.W. OF ALLEY #235 (12' R.O.W); THENCE N 62° 32' 55" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 228.00' TO A POINT; THENCE S 27° 16' 17" E A DISTANCE OF 166.00' TO A POINT IN THE NORTH R.O.W. OF DEMONBREUN STREET (R.O.W. VARIES); THENCE S 62° 32' 55" W ALONG SAID NORTH R.O.W. A DISTANCE OF 69.75' TO A POINT IN THE EAST LINE OF THE LIN FAMILY LIMITED PARTNERSHIP PROPERTY AS RECORDED IN DEED BK. 11274, PG. 95 IN SAID REGISTER'S OFFICE; THENCE N 27° 29' 45" W ALONG SAID EAST LINE A DISTANCE OF 83.82' TO A POINT IN THE NORTH LINE OF SAID LIN PROPERTY; THENCE S 62° 33' 52" W ALONG SAID NORTH LINE A DISTANCE OF 157.89' TO A POINT IN THE EAST R.O.W. OF SAID 16TH AVENUE SOUTH; THENCE N 27° 17' 35" W ALONG SAID EAST R.O.W. A DISTANCE OF 82.64' TO THE POINT OF BEGINNING AND CONTAINING 0.56 ACRES OF LAND.
TRACT 4, PARCEL A:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 60 FEET OF THE EAST 65 FEET OF LOT NO. 197, ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, OF RECORD IN BOOK 9, PAGE 322, AND 323, REGISTER'S OFFICE FOR SAID COIUNTY, AND ALSO OF RECORD IN PLAT BOOK 1, PAGE 15, OF THE CHANCERY COURT AT NASHVILLE.

SAID PART OF LOT NO. 197 FRONTS 60 FEET ON THE NORTHERLY SIDE OF DEMONBREUN STREET AND RUNS BACK BETWEEN PARALLEL LINES 166 FEET TO AN ALLEY.

Tract 2 and Tract 4, Parcel A, being a portion of the same property conveyed to BFDMRE Demonbreun LLC, a Delaware limited liability company, by the Special Warranty Deed of record in Instrument No. 20160329-0029461, and the Quitclaim Deed of record in Instrument No. 20160329-0029462, in the Register's Office for Davidson County, Tennessee.

TRACT 3:

PROPERTY LYING IN THE NINETEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO DEMONBREUN STREET PROPERTIES, LLC. AS RECORDED BY INSTRUMENTS #20030131- 0014019, #20010718-0076291, #20040901-0106107, #20030131-0014018 AND #20010803-0083076 IN THE DAVIDSON COUNTY REGISTER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST R.O.W. OF 16TH AVENUE SOUTH (49.5' R.O.W.) AND THE SOUTH R.O.W. OF ALLEY #235 (12' R.O.W.); THENCE N 62° 32' 55" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 407.33' TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE;THENCE CONTINUING N 62° 32' 55" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 291.77' TO A POINT IN THE WEST LINE OF THE OIC RHYTHM@ MUSIC ROW PROPERTY AS RECORDED BY INSTRUMENT #20081201-0116444 IN SAID REGISTER'S OFFICE; THENCE S 27° 32' 50" E ALONG SAID WEST LINE A DISTANCE OF 166.00' TO A POINT IN THE NORTH R.O.W. OF DEMONBREUN STREET (R.O.W. VARIES); THENCE S 62° 32' 55" W ALONG SAID NORTH R.O.W. A DISTANCE OF 291.77' TO A POINT IN THE EAST LINE OF TRACT 4 OF SAID LUI NASHVILLE DEMONBREUN STREET, LLC. PROPERTY; THENCE N 27° 32' 50" W ALONG SAID WEST LINE A DISTANCE OF 166.00' TO THE POINT OF BEGINNING AND CONTAINING 1.11 ACRES OF LAND.

LESS AND EXCEPT Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled ECG Demonbreun, LLC Properties, of record in Instrument No. 20160314-0024240, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 4, PARCEL B:

PROPERTY LYING IN THE NINETEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO JAMES D. SCOTT, ET UX. AS RECORDED IN DEED BOOK 5382, PAGE 111 AND DEED

BOOK 5702, PAGE 104 IN THE DAVIDSON COUNTY REGISTER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST R.O.W. OF 16TH AVENUE SOUTH (49.5' R.O.W.) AND THE SOUTH R.O.W. OF ALLEY #235 (12' R.O.W); THENCE N 62° 32' 55" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 228.00' TO THE NORTHWEST CORNER OF SAID SCOTT TRACT AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE CONTINUING N 62° 32' 55" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 179.33' TO A POINT IN THE WEST LINE OF TRACT 3 OF SAID LUI NASHVILLE DEMONBREUN STREET, LLC. PROPERTY; THENCE S 27° 32' 50" E ALONG SAID WEST LINE A DISTANCE OF 166.00' TO A POINT IN THE NORTH R.O.W. OF DEMONBREUN STREET (R.O.W. VARIES); THENCE S 62° 32' 55" W ALONG SAID NORTH R.O.W. A DISTANCE OF 180.13' TO A POINT IN THE EAST LINE OF TRACT 2 OF SAID LUI NASHVILLE DEMONBREUN STREET, LLC. PROPERTY; THENCE N 27° 16' 17" W ALONG SAID EAST LINE A DISTANCE OF 166.00' TO THE POINT OF BEGINNING AND CONTAINING 0.69 ACRES OF LAND.
LESS AND EXCEPT LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 60 FEET OF THE EAST 65 FEET OF LOT NO. 197, ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, OF RECORD IN BOOK 9, PAGE 322, AND 323, REGISTER'S OFFICE FOR SAID COIUNTY, AND ALSO OF RECORD IN PLAT BOOK 1, PAGE 15, OF THE CHANCERY COURT AT NASHVILLE.

SAID PART OF LOT NO. 197 FRONTS 60 FEET ON THE NORTHERLY SIDE OF DEMONBREUN STREET AND RUNS BACK BETWEEN PARALLEL LINES 166 FEET TO AN ALLEY.

Tract 3 and Tract 4, Parcel B, being a portion of the same property conveyed to BFDMRE Demonbreun LLC, a Delaware limited liability company, by the Special Warranty Deed of record in Instrument No. 20160329-0029461, and the Quitclaim Deed of record in Instrument No. 20160329-0029462, in the Register's Office for Davidson County, Tennessee.

TRACT 5:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 189 and 191 and Part of 193 McNairy's Plan of West Nashville of record as Instrument No. 201603140024240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 5 being the same property conveyed to BFDMRE Demonbreun LLC, a Delaware limited liability company, by the Special Warranty Deed of record in Instrument No. 20160329-0029463, in the Register's Office for Davidson County.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 7/01/2022 (date of document).

Teresa A Beardsley
Affiant Signature

7/01/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of July, 2022.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

