Karen Johnson Davidson County
Batch# 917102 DEEDQC
09/15/2022 12:28:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220915-0103095

This instrument prepared by, and after recording return to:

Sanford H. Zatcoff, Esq.
Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Parkway, Suite 1800
Atlanta, Georgia 30339

Cross Reference:

Instrument 20220330-0036695
Register's Office for Davidson County, Tennessee

CORRECTIVE QUITCLAIM DEED

THIS CORRECTIVE QUITCLAIM DEED (this "Deed") is made effective as of March 23, 2022, by AMG 810 LEA, L.L.C., a Louisiana limited liability company ("Grantor"), with an address 643 Magazine Street, Suite 306, New Orleans, Louisiana 70130, to and in favor of MQMF NASHVILLE LEA AVENUE LLC, a Delaware limited liability company ("Grantee"), with an address of 6340 Sugarloaf Parkway, Suite 350, Duluth, Georgia 30097.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby quitclaim and convey unto the Grantee, its successors and assigns, all right, title and interest which Grantor has or may have in and to the real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

The words "Grantor" and "Grantee" as used herein shall mean "Grantors" or "Grantees" if more than one person or entity is referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

The purpose of this Corrective Limited Warranty Deed is to add "Tract 2" to the legal description attached hereto as **Exhibit "A"**, which such "Tract 2" legal description was omitted from the original Quitclaim Deed.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained on this 26th day of August, 2022, but to be effective as of March 23, 2022.

GRANTOR:

AMG 810 LEA, L.L.C., a Louisiana limited liability company

By: AMG 810 Lea GP Partners, L.L.C., a Louisiana limited liability company, its sole member and manager

By: _____(SEAL)
Anthony J. Iarocci, III, Duly Authorized Agent

STATE OF LOUISIANA
PARISH OF ORLEANS

This instrument was acknowledged before me on the 26th day of August, 2022, by Anthony J. Iarocci, III, the Duly Authorized Agent of AMG 810 Lea GP Partners, L.L.C., a Louisiana limited liability company, which is the sole member and manager of AMG 810 LEA, L.L.C., a Louisiana limited liability company, on behalf of such limited liability company. He is personally known to me or produced a _____ or a driver's license as identification.

_____
Notary Public, State and County Aforesaid
Print Name: _____
My commission expires: _____
My commission number: _____

(NOTARIAL SEAL)

MICHAEL L. MANCUSO
NOTARY PUBLIC
State of Louisiana, Bar Roll # 23203
My Commission is for life.

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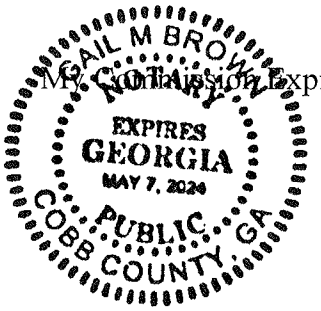
STATE OF Georgia
COUNTY OF Cobb

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 15th day of September, 2022.

Notary Public



My Commission Expires 5/7/24.

LPC 810 Lea _ Corrective Docs (clean)

Tax Parcel Numbers:
093-10-019.00
093-10-020.00
093-10-021.00

Tax Notices to:
MQMF Nashville Lea Avenue LLC
6340 Sugarloaf Parkway, Suite 350
Duluth, Georgia 30097
Attn: Charles O. Shallat

Property Address:
300 and 308 10th Avenue South
Nashville, TN 37203

810 Lea Avenue
Nashville, TN 37203

Name and Address of Property Owner:
AMG 810 LEA, L.L.C.
643 Magazine Street, Suite 306
New Orleans, Louisiana 70130

EXHIBIT A

Legal Description

TRACT 1

BEING A CERTAIN TRACT OF LAND LYING IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS SHOWN AS LOTS 17, 18, 19 AND, 20 ON THE PLAT ENTITLED, THE GOWDEY PLAN, OF RECORD IN PLAT BOOK 21, PAGE 86, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID LOTS ARE SHOWN AS PARCELS 19 & 20 ON THE DAVIDSON COUNTY PROPERTY MAP NUMBER 93-10. SAID PARCELS ARE LOCATED IN THE SOUTHEASTERLY QUADRANT OF THE INTERSECTION OF CLARK PLACE AND 10TH/ AVENUE SOUTH, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF 10TH AVENUE SOUTH AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CLARK PLACE, AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID 10TH AVENUE SOUTH, WITH SAID CLARK PLACE, NORTH 62 DEGREES 47 MINUTES 04 SECONDS FAST, 177.70 FEET TO A P.K. NAIL (OLD) WITH A SHINER STAMPED, CHERRY LAND SURVEYING, IN THE WESTERLY LINE OF AMG 810 LEA, L.LC. OF RECORD AS INSTRUMENT NUMBER 201607150073046, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID AMG 810 LEA, L.L.C., SOUTH 26 DEGREES 34 MINUTES 25 SECONDS EAST, 200.14 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

THENCE, CONTINUING WITH SAID AMG 810 LEA, L.L.C., SOUTH 62 DEGREES 44 MINUTES 23 SECONDS WEST, 175.10 FEET TO A P.K. NAIL (OLD) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF 10TH/ AVENUE SOUTH;

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 27 DEGREES 19 MINUTES 06 SECONDS WEST, 200.26 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 35,315 SQUARE FEET OR 0.81 ACRES, MORE OR LESS, AS DEPICTED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY FOR MQMF NASHVILLE LEA AVENUE LLC, LINCOLN PROPERTY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, PREPARED BY TED J. STEVENSON II, TN RLS #2136, OF RAGAN-SMITH ASSOCIATES, INC., DATED DECEMBER 1, 2021.

Said tract being the same property conveyed to AMG 810 Lea, L.L.C., a Louisiana limited liability company, by the Special Warranty Deed of record as Instrument Number 20180702-0063521, and the Quitclaim Deed of record as Instrument Number 20180702-0063522, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH:

TRACT 2

BEING A CERTAIN PARCEL OF LAND LYING IN THE NINETEENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS SHOWN AS LOTS 5-8 ON THE FINAL PLAT ENTITLED "WEB AND NEAL'S SUBDIVISION" OF RECORD IN PLAT BOOK 57, PAGE 68, R.O.D.C.T., PART OF LOTS 7 & 8 AS SHOWN ON THE FINAL PLAT ENTITLED "COUSINS PLAN NASHVILLE" OF RECORD IN PLAT BOOK 21, PAGE 62, R.O.D.C.T., LOT 16 AND PART OF LOTS 14 AND 15 ON THE FINAL PLAT ENTITLED "GOWDEY PLAN" OF RECORD IN PLAT BOOK 21, PAGE 86, R.O.D.C.T., LOTS 19 AND 20 AS SHOWN ON THE FINAL PLAT ENTITLED "CLARK PLACE" OF RECORD IN PLAT BOOK 1, PAGE 139, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID PARCEL IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF CLARK PLACE AND 9TH AVENUE SOUTH, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CLARK PLACE AND THE WESTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE SOUTH;

THENCE, LEAVING SAID CLARK PLACE WITH SAID 9TH AVENUE SOUTH, SOUTH 26 DEGREES 22 MINUTES 13 SECONDS EAST, 454.80 FEET TO A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES IN THE NORTHERLY RIGHT-OF-WAY LINE OF LEA AVENUE;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 81 DEGREES 56 MINUTES 53 SECONDS WEST, 316.50 FEET TO A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF 10TH AVENUE SOUTH;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 27 DEGREES 19 MINUTES 06 SECONDS WEST, 63.70 FEET TO A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, AT THE SOUTHWESTERLY CORNER OF AMG 810 LEA, LLC OF RECORD AS INSTRUMENT NUMBER 201607150073046, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID AMG 810 LEA, LLC, NORTH 62 DEGREES 44 MINUTES 23 SECONDS EAST, 175.10 FEET TO AN IRON ROD (OLD), WITH NO CAP;

THENCE, CONTINUING WITH SAID AMG 810 LEA, LLC, NORTH 26 DEGREES 34 MINUTES 25 SECONDS WEST, 200.14 FEET TO A P.K. NAIL (OLD) WITH A SHINER STAMPED CHERRY LAND SURVEYING, AND CONTINUING 8.46 FEET, FOR A TOTAL OF 208.60 FEET TO A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CLARK PLACE;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 63 DEGREES 03 MINUTES 28 SECONDS EAST, 87.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 58,767 SQUARE FEET OR 1.35 ACRES, MORE OR LESS.

Said tract being the same property conveyed to AMG 810 Lea, L.L.C., a Louisiana limited liability company, by the Special Warranty Deed of record as Instrument Number 20160715-0073045, the Quitclaim Deed of record as Instrument Number 20160715-0073046, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Ryan Polley, 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 9/15/2022.

Date

Ryan Polley

Affiant Signature

9/15/2022

Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 15th day of September, 2022.

Gail M Brown

Notary's Signature

My Commission Expires: 5-7-24

Date

Notary's Seal (if on paper)

