This Instrument Was Prepared by:

William Timothy Hill
214 Second Avenue North, Suite 205
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 920125 DEEDQC
09/22/2022 09:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220922-0105273

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 21st day of September, 2022, by and between INVEST HOLDINGS, LLC a Tennessee limited liability company ("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:

INVEST HOLDINGS, LLC

By:_____
Aziz Ashurov, Member-Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Aziz Ashurov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member Manager (or other officer authorized to execute the instrument) of **INVEST HOLDINGS, LLC**, the within named bargainor, a Tennessee limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Member-Manager (or other authorized officer).

Witness my hand, at office, this 21 day of Sept, 2022.

Charlotte E Herring
NOTARY PUBLIC

My Commission Expires:

_____

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

313435382.2

***

VALUE AFFIDAVIT

STATE OF Tennessee §
COUNTY OF Williamson §

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

, Agent
AFFIANT

Subscribed and sworn to before me this 21st day of September, 2022.

Notary Public

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tax Parcel Number:
09306105500

Property Address:
217 Fourth Avenue North
Nashville, Tennessee 37219

Tax Notices to:
NEWCO ARC LLC
1359 Avenue of the Americas, 3rd Floor
New York, NY 10019

Name and Address of Property Owner:
NEWCO ARC LLC
1359 Avenue of the Americas, 3rd Floor
New York, NY 10019

EXHIBIT A

Legal Description

Being a Parcel of Land in the 19th Council-Manic District within the Central Business Improvement District with Metro Nashville-Davidson County, Tennessee. Being generally located to the east of Arcade (Overton) Alley (Alley No. 65), south of Union Street, west of 4th Avenue North, and north of Church Street. Being the property owned by Invest Holdings, LLC of record in Instrument No. 20170705-0067261, R.O.D.C., and being more particularly described as follows:

BEGINNING at a PK (Old) in the westerly right-of-way of 4th Avenue North being 183.17 feet from the northerly right-of-way of the northwest quadrant of the intersection of the rights-of-way of 4th Avenue North and Church Street;

THENCE, with the Fourth & Church Nashville LP Property of record in Instrument No. 20180531-0052043, R.O.D.C., S 62° 27' 31" W, 172.48 feet to a PK (Old) in the easterly right-of-way of Arcade (Overton) Alley (Alley No. 65);

THENCE, with said Alley N 27° 14' 54" W, 29.01 feet to a PK (Old);

THENCE, with the Newco Arc LLC property of record in Instrument No. 20211221-0168301, R.O.D.C. N 62° 25' 14" E, 172.38 feet to a PK (Old) in said westerly right-of-way of 4th avenue North;

THENCE, said 4th avenue North S 27° 27' 16" E, 29.12 feet to the POINT OF BEGINNING;

Containing 5,011 Square Feet, or 0.12 Acres, more or less.

Being the same property conveyed to NEWCO ARC LLC, a Delaware limited liability company from INVEST HOLDINGS, LLC, a Tennessee limited liability company, by Special Warranty Deed of Record in Instrument No.: 202209220105272, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 September 21, 2022 (date of document).

Affiant Signature

September 21, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of September, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202209220105273