ınson Davidson County
Batch# 923977 DEEDQC
09/30/2022 02:51:58 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220930-0108283

(2)

Address New Owner:	Send Tax Bills to:	Map-Parcel Number
c/o Northwood Investors 575 Fifth Avenue, 40th Floor New York, NY 10017	Same	093 13 0 335.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (JKJ) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **1 MUSIC CIRCLE SOUTH, LLC, a Delaware limited liability company** ("Grantor") hereby sells, assigns and quitclaims to **US VI MUSIC CIRCLE SOUTH, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

This is improved property located at 1 Music Circle South, Nashville, Davidson County, Tennessee.

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

[signature page to follow]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 27 day of September, 2022.

Rachel Grady
Notary Public

RACHEL GRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires January 11, 2026

4869-9581-0355.1
0R0909-106319

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the 27 day of September, 2022.

GRANTOR:

1 MUSIC CIRCLE SOUTH, LLC,
a Delaware limited liability company

By: 1 Music Circle South PDC, LLC,
a Delaware limited liability company,
Managing Member

By: PDC TN/FL, LLC,
a Delaware limited liability company,
Manager

By: _____
Name: Whitfield Hamilton
Title: Local Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Rachel Grady, of the state and county aforesaid, personally appeared Whitfield Hamilton, 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 Local Partner of PDC TN/FL, LLC, a Delaware limited liability company, the Manager of 1 Music Circle South PDC, LLC, a Delaware limited liability company, the Managing Member of 1 Music Circle South, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Local Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as the Local Partner of the Manager, of the Managing Member of the within named Grantor.

WITNESS my hand and seal, at office in Nashville, Davidson County Tennessee, this 27 day of September, 2022.

Rachel Grady
Notary Public
My Commission Expires: _____

RACHEL GRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 11, 2026

EXHIBIT A

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 45 FEET OF THE EASTERLY 50 FEET OF LOT 51 ON THE PLAN OF SIGLER'S ADDITION, AS OF RECORD IN PLAT BOOK 1, PAGE 4, CHANCERY COURT AT NASHVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTHERLY SIDE OF HAWKINS STREET THAT IS 401 FEET WESTERLY FROM THE WEST MARGIN OF 14TH AVENUE SOUTH AND PROCEEDING AS FOLLOWS; SOUTH 01 DEG. 56' WEST A DISTANCE OF 205.0 FEET TO A CONCRETE MONUMENT, ON THE NORTH MARGIN OF A 20 FOOT ALLEY; THENCE, NORTH 89 DEG. 30' WEST A DISTANCE OF 45.0 FEET TO A CONCRETE MONUMENT; THENCE, NORTH 01 DEG. 56' EAST A DISTANCE OF 205.0 FEET TO A CONCRETE MONUMENT ON THE SOUTH SIDE OF HAWKINS STREET; THENCE, SOUTH 89 DEG. 30' EAST A DISTANCE OF 45.0 FEET TO THE POINT OF BEGINNING.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY HALF OF LOT NO. 51 AND ALL OF LOT NO. 52 ON THE PLAN OF SIGLER'S ADDITION, AS OF RECORD IN PLAT BOOK 1, PAGE 4, CHANCERY COURT AT NASHVILLE. SAID WESTERLY HALF OF LOT NO. 51 FRONTS 50 FEET ON TO SOUTHERLY MARGIN OF HAWKINS STREET AND RUNS BACK BETWEEN PARALLEL LINES 205 FEET TO AN ALLEY. SAID LOT NO. 52 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF HAWKINS STREET AND RUNS BACK BETWEEN PARALLEL LINES 205 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO 1 MUSIC CIRCLE SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM COUNTRY MUSIC ASSOCIATION, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 201608290090408, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The above property also being described as:

BEING A CERTAIN TRACT OF LAND LYING IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS SHOWN AS PARCEL 335 ON DAVIDSON COUNTY PROPERTY MAP 93-13. SAID PARCEL IS SHOWN AS THE WESTERLY 95 FEET OF LOT 51 AND ALL OF LOT 52 ON THE PLAT ENTITLED, PLAN OF SIGLER'S ADDITION, OF RECORD IN PLAT BOOK 1, PAGE 4, CHANCERY COURT FOR NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID LOTS ARE LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MUSIC CIRCLE SOUTH, APPROXIMATELY 409 FEET TO THE INTERSECTION OF MUSIC CIRCLE SOUTH AND 16TH AVENUE SOUTH, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS. AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD), WITH A CAP STAMPED, DALE AND ASSOCIATES, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MUSIC CIRCLE SOUTH, AT THE NORTHEASTERLY CORNER OF CHARLES PROPERTY PARTNERSHIP, OF RECORD AS INSTRUMENT NUMBER 202104080047107, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND SHOWN AS LOT 53 ON THE PLAT ENTITLED, PLAN OF SIGLER'S ADDITION, OF RECORD IN PLAT BOOK 1, PAGE 4, CHANCERY COURT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE.

THENCE, LEAVING SAID CHARLES PROPERTY PARTNERSHIP, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MUSIC CIRCLE SOUTH, SOUTH 82°02'06" EAST, 195.00 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE NORTHWESTERLY CORNER OF RICHARD D. HESTER, OF RECORD AS INSTRUMENT NUMBER 201212280119856, R.O.D.C.T., AND SHOWN AS LOT 1 ON THE PLAT ENTITLED, EDGEHILL ESTATES, SECTION SIXTEEN, OF RECORD IN PLAT BOOK 4350, PAGE 114, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID RICHARD D. HESTER, SOUTH 08°30'44" WEST, 205.11 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY 425;

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY 425, NORTH 82°01'14" WEST, 195.00 FEET TO AN IRON ROD (OLD), WITH NO CAP, AT THE SOUTHEASTERLY CORNER OF SAID CHARLES PROPERTY PARTNERSHIP, BEING SAID LOT 53 OF SAID PLAN OF SIGLER'S ADDITION;

THENCE, LEAVING SAID ALLEY WITH SAID CHARLES PROPERTY PARTNERSHIP, NORTH 08°30' 45" EAST, 205.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 39,990 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY AS CONVEYED TO 1 MUSIC CIRCLE SOUTH, LLC BY QUITCLAIM OF RECORD AS INSTRUMENT NUMBER 20160829-0090409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PROPERTY CONVEYED TO US VI MUSIC CIRCLE SOUTH, LLC, A DELAWARE LIMITED LIABILTY COMPANY BY SPECIAL WARRANTY DEED FROM 1 MUSIC CIRCLE SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20220930-0108282, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.