Karen Johnson Davidson County
Batch# 927029 DEEDQC
10/07/2022 02:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221007-0110778

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

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

Notary Public

My commission expires: 3/3/25

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
MTP Merritt Avenue Propco, LLC 130 West 42nd Street, Suite 2200 New York, New York 10036	Owner	105-07-0-188.00 105-07-0-186.00

The purpose of this Quitclaim Deed is to consolidate the tax parcels referenced above into a single tax parcel.

FOR AND IN CONSIDERATION of the sum of $0.00, MTP MERRITT AVENUE PROPCO, LLC, A Delaware limited liability company, by these presents does hereby quitclaim and convey unto MTP MERRITT AVENUE PROPCO, LLC, a Delaware limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 515 and 513 Merritt Avenue, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 21 day of September 2022.

MTP MERRITT AVENUE PROPCO, LLC,
a Delaware limited liability company

By: _____

Name: Jonathon Reeser

Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jonathon Reeser, 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 Authorized Signatory of MTP Merritt Avenue Propco, LLC, the within named bargainor, a Delaware limited liability company, and that as such Authorized Signatory of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Jonathon Reeser, Authorized Signatory of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21 day of September 2022.

Allison Dickson
NOTARY PUBLIC

My Commission Expires: 3/3/25



Exhibit A

Legal Description

TRACT 1

Land in Davidson County, Tennessee, being Lots No. 6 and 7 inclusive and the Westerly 44.50 feet of Lot 5 of Block 4 on the map of a subdivision of certain blocks of Hamilton Lands, as of record in Plan Book 2, Page 150, of the Chancery Court of Nashville, Tennessee.

Said lots and part of adjacent lot adjoin and front together 144 feet, more or less, on the Southerly side of Merritt Avenue and run back between parallel lines 173 feet, more or less, to the margin of an alley.

TRACT 2

Land in Davidson County, Tennessee, being Lots No. 8, 9, and 10 of Block 4 on the Map of a Subdivision of certain blocks of the Hamilton Lands, as of record in Plan Book 2, Page 150, of the Chancery Court of Nashville, to which reference is made for a more complete description.

Being a portion of the same property conveyed to MTP Merritt Avenue Propco, LLC, a Delaware limited liability company by deed of record at Instrument No. 20201015-0119992, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Aaron R. Kaalberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached Quitclaim Deed dated September 27, 2022, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

10/7/22
Date

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of October 2022, personally appeared before me, Mark A. Krebs, a notary public for this county and state, Aaron R. Kaalberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/1/24

