Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
2311 12 South Property LLC 4 Bryant Park, Suite 200 New York, NY 10018	10513009900 10513043700	2311 12 South Property LLC 4 Bryant Park, Suite 200 New York, NY 10018
This instrument prepared by: Erica Garrison, Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED TO CONSOLIDATE PARCELS

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 2311 12 SOUTH PROPERTY LLC, a Delaware limited liability company (the "Grantor"), by these presents hereby sells, assigns and quitclaims to 2311 12 SOUTH PROPERTY LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The sole purpose of this deed is to combine and consolidate the parcels comprising Tax Map and Parcel Nos. 10513009900 and 1051304700.

This is improved property known as 2311, 2315, and 2317 12th Avenue South, Davidson County, Tennessee.

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

Karen Johnson Davidson County
Batch# 949646 DEEDQC
12/08/2022 02:26:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20221208-0128086

[SIGNATURES ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 8th day of December, 2022.

Notary Public
My Commission Expires: 8-23-2026

BRENDA L. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires AUG. 23, 2026

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 5th day of December, 2022.

GRANTOR:

2311 12 SOUTH PROPERTY LLC,
a Delaware limited liability company

By: _____
Name: ANDREW JOBLON
Title: AUTHORIZED SIGNATORY

STATE OF New York)
)
COUNTY OF New York)

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Andrew Joblon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the Owner of 2311 12 South Property LLC, the within named bargainor, and that she/he, as such Owner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by her/himself, as such Owner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of December, 2022.

_____
Notary Public
My Commission Expires: 12/22/2022

TRISHA SINGH
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SI6317052
Qualified In New York County
My Commission Expires 12-22-2022

EXHIBIT A

DESCRIPTION OF PROPERTY

BEING located in the 18th Councilmanic District of Davidson County, Tennessee, being located northwesterly of the Elmwood Avenue and 12th Avenue South intersection and being a portion of Lot Number 11 and 12 as shown on Belmont Land Company's Plan, called Belmont Heights, of record in Book 421, Page 34, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing masonry nail and washer stamped "CESO Inc." in the easterly right-of-way of Alleyway of #428, said monument being a northwesterly corner common with Big Plan Holdings 1204 Elmwood, LLC Property as recorded in Instrument #20210203-0015932 in the Register's Office of Davidson County, Tennessee; Thence leaving said Big Plan Holdings 1204 Elmwood, LLC Property and continuing along with the easterly right-of-way of Alleyway of #428, N 08°00'07" E a distance of 49.62' to a new masonry nail and brass disk monument, said monument being the southerly line of the Haley Properties, LLC Property as recorded in Instrument #20110119-0005260 in the Register's Office of Davidson County, Tennessee; Thence leaving said easterly right-of-way of Alleyway of #428 and continuing along with the southerly lines of the Haley Properties, LLC Property and also the Fred Lawrence, Regan and James Alderman Property as recorded in Deed Book 11725, Page 584 in the Register's Office of Davidson County, Tennessee, S 81°49'19" E a distance of 220.47' to a new masonry nail and brass disk monument in the westerly right-of-way of 12th Avenue South; Thence leaving said Fred Lawrence, Regan and James Alderman Property and continuing along with the westerly right-of-way of 12th Avenue South, S 05°19'31" W a distance of 194.20' to a new masonry nail and brass disk, said monument being the northerly right-of-way of Elmwood Avenue; Thence leaving said westerly right-of-way of 12th Avenue South and continuing along with the northerly right-of-way of Elmwood Avenue, N 82°10'51" W a distance of 150.43' to an existing ½" iron pin monument, said monument being the southeasterly corner common to the Big Plan Holdings 1204 Elmwood, LLC Property; Thence leaving northerly right-of-way of Elmwood Avenue and continuing along with the Big Plan Holdings 1204 Elmwood, LLC Property the following two calls: N 08°21 '00" E a distance of 145.42' to an existing 5/8" iron pin monument capped "RLS 2389"; Thence N 81°55'21" W a distance of 80.00' to an existing masonry nail and washer stamped "CESO Inc." in the easterly right-of-way of Alleyway of #428, which is the point of beginning, having an area of 32,224 square feet, 0.74 acres more or less. All bearings based on Tennessee State Plane (NAD 83).

Being the same property as conveyed to 2311 12 South Property LLC, a Delaware limited liability company by Warranty Deed from 1221 Partners, L.L.C., a Tennessee limited liability company, dated May 2, 2022, and recorded on May 2, 2022, at Instrument Number 20220502-0050885, Register's Office for Davidson County, Tennessee.

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated October 18, 2021.