Karen Johnson Davidson County
Batch# 952298 DEEDQC
12/16/2022 08:48:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20221216-0130208

This Instrument prepared by and after recording return to:

Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
RC Midtown Nashville Apartments LLC 2 Carlson parkway, Suite 400 Plymouth, MN 55447	09212035700 09212035600 09212035900	SAME AS OWNER

WHEREAS, Grantor (defined below) is transferring to Grantee (defined below) the property described herein by special warranty deed, and the purpose of this quitclaim deed is to transfer the property described herein using Grantee's new survey description.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas Michael Horrell and Sara Darby Smith** (collectively, the "Grantor"), have bargained and sold, and by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **RC Midtown Nashville Apartments LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's interest in and to that certain tracts or parcels of land, together with all appurtenances, privileges, and easements, located at (i) 210 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035700; (ii) 212 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035600; and (iii) 1414 Church Street, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035900, all as more particularly described on Exhibit A attached hereto.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EFFECTIVE this 13th day of December, 2022.

[Signature page follows]

[Signature page to Quitclaim Deed]

GRANTOR:

Thomas Michael Horrell

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Thomas Michael Horrell, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name.

WITNESS my hand and seal at office this ___ day of _____, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 01/12/2026

CALIFORNIA ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF San Diego)

On December 7, 2022, before me, Jaz Rodriguez, Notary Public, personally appeared Thomas Michael Horrell who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

JAZ RODRIGUEZ
Commission No. 2390453
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires January 12, 2026

[*Signature page to Quitclaim Deed*]

GRANTOR:

Sara Darby Smith

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sara Darby Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained by signing her name.

WITNESS my hand and seal at office this 8th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 3/8/2026

BRIAN HARLIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF Davidson)

The transfer tax payable in connection with this transfer has been paid with the special warranty deed from Grantor to Grantee recorded immediately before this quitclaim deed. The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
This 13th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

EXHIBIT A

Property Description

Land being more particularly described as follows by that certain survey dated December 9, 2022, certified by Brad T. Thomas, Tennessee R.L.S. #2431, designated as File No. 3782401.

Being a parcel of land situated in the 19th Council-Manic District within the Urban Services District of Nashville-Davidson County Tennessee. Being generally located to the north of Church Street, east of 15th Avenue North (Formerly West Carrol Street), south of Hynes Street, and west of 14th Avenue North. Being Lot No's 60-62 as shown in the Plan of Hines Addition of record in Davidson County Chancery Court Book 1, Page 21, and being more particularly described as follows:

BEGINNING at an Iron Rod (Old) N 59° 19' 02" E, 94.50 feet the north east quadrant of the intersection of 15th Avenue North, and Church Street at the southwest corner of Marvin W. Stansell Family Limited Partnership of record in Deed Book 9535, Page 751, R.O.D.C.;

THENCE, along Church Streets northerly right-of-way S 59° 19' 02" W, 58.70 feet to the easterly line of the 1418 Church Street, LLC property of record in Instrument No. 20160824-0088480, R.O.D.C.;

THENCE, with 1418 Church Street, LLC property the following calls:

N 32° 31' 23" W, 59.66 feet along a Party Wall as described in Instrument No. 20160824-0088480, R.O.D.C. and Instrument No. 202107151-0095477, R.O.D.C. continuing 74.7 feet for a total 133.36 feet to a PK Nail (Old),
S 58° 14' 23" W, 55.17 feet to an Iron Rod (Old) the easterly right-of-way of said 15th Avenue North;

THENCE, with said 15th Avenue North the following calls:

N 40° 49' 03" W, 27.68 feet,
N 41° 10' 19" W, passing existing Iron Rod (Old) at 9.88 feet, passing a 2nd Iron Rod (Old) at 56.03 feet, and continuing 3.55 feet for a total of 69.47 feet to the southerly property line of Shaar Forero Properties No. 20210312-0033569 R.O.D.C.

THENCE, with said of Shaar Forero Properties, N 60° 15' 19" E, 168.62 feet to PK (Old) with shiner stamped Cherry to alley No. 243;

THENCE, with said Alley No. 243, S 34° 18' 08" E, 105.52 feet to a PK (Old) at the northeast corner of said Marvin W. Stansell Family Limited Partnership;

THENCE, with said Marvin W. Stansell Family Limited Partnership the following calls:

S 59° 21’ 02” W, 46.99 feet to a PK Nail (Old)
S 34° 12’ 49” E, 120.00 feet to the POINT OF BEGINNING;

Containing 23,371 Square Feet or 0.54 Acres, more or less;

Prepared By:
Barge Design Solutions, Inc.
File No. 3782401
Date December 08, 2022

BEING THE SAME PROPERTY CONVEYED TO THOMAS MICHAEL HORRELL, AS TO A 1/2 INTEREST BY DEED FROM FRED THOMAS HORRELL OF RECORD IN INSTRUMENT NO. 202107150095447 AND BEING THE SAME PROPERTY CONVEYED TO SARA DARBY SMITH, AS TO A 1/2 INTEREST BY DEED FROM STEPHEN H. HORRELL OF RECORD N INSTRUMENT NO. 201907190070671, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Matt Foster, 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 correct copy of the original document executed and authenticated according to law on 12/15/2022.

Affiant Signature

Date: 12/15/2022

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 7/22/2025

Date: 12/15/2022

Notary's Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

202212160130208