This Instrument prepared by and after recording return to:

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

Karen Johnson Davidson County
Batch# 952848 DEEDQC
12/19/2022 10:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221219-0130767

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	09212035100 09212035200 09212035300 09212035400 09212035500	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, **Shaar Forero Properties, Inc.**, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does 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) 216 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035500; (ii) 218 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035400; (iii) 220 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035300; (iv) 222 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035200; and (v) 224 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035100, 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:

SHAAR FORERO PROPERTIES, INC.

By: _____

Name: William Shaar

Title: President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared William Shaar, 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 President of the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name as the President of Shaar Forero Properties, Inc.

WITNESS my hand and seal at office this 13th day of December 2022.

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-25-2023

_____
NOTARY PUBLIC

My Commission Expires: _____

[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: 01/03/2023

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
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 57-59 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 the Northwest quadrant of the intersections of 15th Avenue North and Alley No. 248;

THENCE, with said Alley No. 248, N 60° 01' 32" E, 188.36 feet to Alley No. 243;

THENCE, with said Alley No. 243, S 34° 18' 08" E, 163.00 feet to a PK Nail (Old) with shiner stamped Cherry at the northeast corner of said Michael Horrell Property of record in Instrument No. 20210715-0095447, R.O.D.C.;

THENCE, with said Horrell Property, S 60° 15' 19" W, 168.62 feet to the northerly right-of-way of said 15th Avenue North;

THENCE, thence with said 15th Avenue North N 41° 10' 19" W, 165.00 feet to the POINT OF BEGINNING;

Containing 28,943 Square Feet or 0.66 Acres, more or less;

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

BEING THE SAME PROPERTY CONVEYED TO SHAAR FORERO PROPERTIES, INC. BY CLERK AND MASTER'S DEED OF RECORD IN INSTRUMENT NO. 202103120033569, IN THE REGISTER'S OFFICE OF 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 12/19/2022.

Affiant Signature

Date: 12/19/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of December, 2022.

Notary's Signature

My Commission Expires: 7/22/2025

Date: 12/19/2022

Notary's Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY