Karen Johnson Davidson County
Batch# 972889 DEEDQC
02/22/2023 10:07:20 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230222-0012412

*** The purpose of this instrument is the consolidation of three (3) contiguous parcels into one (1) parcel.**

CONSIDERATION CERTIFICATE

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 22nd day of February, 2023.

Notary Public

My Commission Expires: ____/____/____

ERICA GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

QUIT CLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
MQMF Nashville Lea Avenue L.L.C. 6340 Sugarloaf Pkwy Duluth, GA 30097	[SAME]	Prior to consolidation: 09310001900 09310002000 09310002100

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MQMF Nashville Lea Avenue L.L.C.**, a Louisiana limited liability company ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **MQMF Nashville Lea Avenue L.L.C.**, a Louisiana limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

The purpose of this Quit Claim Deed of Consolidation is to consolidate three (3) contiguous parcels in to one (1) parcel.

It is understood by Grantor and Grantee that this conveyance is subject to all taxes and assessments for the year 2022 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

These properties are presently commonly known as:

- 300 10th Ave South (09310001900), Nashville, TN 37203
- 308 10th Ave South (09310002000), Nashville, TN 37203
- 810 Lea Ave (09310001900), Nashville, TN 37203

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this **Quit Claim Deed of Consolidation** to be executed as of the date set forth below.

GRANTOR:

MQMF Nashville Lea Avenue L.L.C.,
a Louisiana limited liability company

By: _____

Print
Name: Charles O. Shallat

Its: Executive Vice President

STATE OF Georgia)
)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles O. Shallat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Executive Vice President ("Officer") of **MQMF Nashville Lea Avenue L.L.C.**, a Louisiana limited liability company (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness my hand and seal the 20th day of February, 2023.

Rebecca Michell Trepasso
Notary Public

My Commission Expires: 9 / 29 / 2026

REBECCA MICHELL TREPASSO NOTARY PUBLIC FORSYTH COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2026

EXHIBIT A

Legal Description

Parcel 1:

300 10th Ave South (09310001900), Nashville, TN 37203

BEING a tract of land lying in Nashville, Davidson County, Tennessee and being Lots 17 and 18 in the GOWDEY PLAN as of record in Plat Book 21, Page 86, and being the Brandau/Craig Dickerson Company property as of record in Deed Book 689, Page 142, and Deed Book 1306, Page 544 and being bounded on the North by the South right-of-way of Clark Place, on the East and South by the Board of Publication of the Methodist Church as of record in Deed Book 2341, Page 337, and on the West right-of- way of Tenth Avenue South

Being the same property conveyed to **MQMF Nashville Lea Avenue L.L.C.**, a Louisiana limited liability company from AMG 810 Lea, L.L.C., a Louisiana limited liability company by Special Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180702-0063521 and Quit Claim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180702-0063522, and amended by Corrective Quitclaim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20220915-010395.

Parcel 2:

308 10th Ave South (09310002000), Nashville, TN 37203

BEING a tract of land lying in Nashville, Davidson County, Tennessee and being Lots 19 and 20 in the GOWDEY PLAN as of record in Plat Book 21, Page 86, and being the Brandau/Craig Dickerson Company property as of record in Deed Book 689, Page 142, and Deed Book 1306, Page 544 and being bounded on the North by the South right-of-way of Clark Place, on the East and South by the Board of Publication of the Methodist Church as of record in Deed Book 2341, Page 337, and on the West right-of- way of Tenth Avenue South

Being the same property conveyed to **MQMF Nashville Lea Avenue L.L.C.**, a Louisiana limited liability company from AMG 810 Lea, L.L.C., a Louisiana limited liability company by Special Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180702-0063521 and Quit Claim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180702-0063522, and amended by Corrective Quitclaim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20220915-010395.

Parcel 3:

810 Lea Ave (09310001900), Nashville, TN 37203

Being a certain parcel of land lying in the Nineteenth Council District of Nashville, Davidson County, Tennessee. Said parcel is shown as lots 5-8 on the Final Plat entitled "Web And Neal's Subdivision" of record in Plat Book 57, Page 68, R.O.D.C.T., part of lots 7 & 8 as shown on the Final Plat entitled "Cousins Plan Nashville" of record in Plat Book 21, Page 62, R.O.D.C.T., lot 16 and part of Lots 14

and 15 on the Final Plat entitled "Gowdey Plan" of record in Plat Book 21, Page 86, R.O.D.C.T., lots 19 and 20 as shown on the Final Plat entitled "Clark Place" of record in Plat Book 1, Page 139, R.O.D.C.T., (Register's Office for Davidson County, Tennessee). Said parcel is located in the Southwest quadrant of the intersection of Clark Place and 9th Avenue South.

Being the same property conveyed to **MQMF Nashville Lea Avenue L.L.C.**, a Louisiana limited liability company from AMG 810 Lea, L.L.C., a Louisiana limited liability company by Special Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180702-0063521 and Quit Claim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180702-0063522, and amended by Corrective Quitclaim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20220915-010395.

AFTER CONSOLIDATION, THE THREE TRACTS WILL HAVE THE FOLLOWING CONSOLIDATED LEGAL DESCRIPTION:

Said tract is bound on the east by 9th Avenue South; on the South by the Lea Avenue; on the west by the 10th Avenue South; and on the north by Clark Place; and being more particularly described, by metes and bounds, as follows:

Beginning at an Iron Rod with a cap stamped Ragan Smith & Associates in the easterly right of way line of 10th Avenue South and the southerly right of way line of Clark Place, having coordinates of N: 663995.25, E: 1737658.37, and being the northwesterly corner of the herein described property;

Thence, with the southerly right of way of Clark Place, North 62°47'04" East, 177.70 feet to an P.K. Nail with a Cherry disc;

Thence, North 26°34'25" West, 8.46 feet to an Iron Rod with a cap stamped Ragan Smith & Associates;

Thence, North 63°03'28" East, 87.80 feet to an Iron Rod with a cap stamped Ragan Smith & Associates, at the westerly right of way line of 9th Avenue South;

Thence, leaving said Clark Place and with said 9th Avenue South, South 26°22'13" East, 454.80 feet to an Iron Rod with a cap stamped Ragan Smith & Associates in the northerly right of way line of Lea Avenue;

Thence, leaving said 9th Avenue South, with said Lea Avenue, North 81°56'53" West, 316.50 feet to an Iron Rod in the easterly right of way line of 10th Avenue South;

Thence, leaving said Lea Avenue with said 10th Avenue South, North 27°19'06"West, 263.96 feet to point of beginning and containing 94,082 square feet or 2.16 acres, more or less.

Being the same property conveyed to **MQMF Nashville Lea Avenue L.L.C.**, a Louisiana limited liability company from AMG 810 Lea, L.L.C., a Louisiana limited liability company by Special Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180702-0063521 and Quit Claim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180702-0063522, and amended by Corrective Quitclaim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20220915-010395.