Karen Johnson Davidson County
Batch# 973306 DEEDQC
02/22/2023 02:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230222-0012595

This Instrument Prepared By:
NELSON MULLINS RILEY & SCARBOROUGH LLP
One Nashville Place
150 4th Avenue North, Suite 1100
Nashville, Tennessee 37219
Attn: Laurence M. Papel

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Nashville Gulch Lifestyle Hotel Owner, LLC c/o CB Ragland Company 222 2nd Avenue South, Suite 1930 Nashville, TN 37201	New Owner	093-09-0-340.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **118 12th Avenue, LLC**, a Tennessee limited liability company ("***Grantor***"), does hereby quitclaim and convey unto **Nashville Gulch Lifestyle Hotel Owner, LLC**, a Delaware limited liability company ("***Grantee***"), all of Grantor's right, title and interest in and to the parcel of real estate more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "***Property***"), which is improved real property located at 118 12th Avenue South, Nashville, Davidson County, Tennessee.

Such Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed, dated and effective as of the 21st day of February 2023.

GRANTOR:

118 12TH AVENUE, LLC a Tennessee limited liability company

By: _____
Name: William A. McKnight
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared William A. McKnight, 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 Representative of 118 12th Avenue, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Authorized Representative, executed the foregoing instrument for the purpose therein contained by signing his name as Authorized Representative.

Witness my hand, at office, this 10th day of February 2023.

_____
NOTARY PUBLIC

My Commission Expires: 5/7/2023

[SEAL]

JENNIFER PUGH-NOLAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 10th day of February 2023.

NOTARY PUBLIC

My Commission Expires: July 3, 2023

[SEAL]

TAMMY RHOADES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Land situated in the City of Nashville, the County of Davidson, the State of Tennessee, being more particularly described as follows:

Lot 2, as shown on the Final Plat, McGavock Group, of record as Instrument No. 201603100023091, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 118 12th Avenue, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20210421-0053264, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Erin Tahany, 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 copy of the original document executed and authenticated according to law on February 21, 2023 (date of document).

Affiant Signature

February 22, 2023
Date

State of New York

County of Dutchess

Sworn to and subscribed before me this 22nd day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8/11/2024

NOTARY'S SEAL

Catherine Jakubek
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01JA6191318
Qualified in Dutchess County
Commission Expires Aug 11, 2024