Karen Johnson Davidson County
Batch# 978166 DEEDQC
03/08/2023 09:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230308-0016612

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Flank, Inc. 520 West 27th Street, Suite 403 New York, New York 10001	09309012100	c/o Flank, Inc. 520 West 27th Street, Suite 403 New York, New York 10001
This instrument prepared by: Greenberg Traurig, LLP Address: One Vanderbilt Avenue, New York, New York 10017 Attn: Harrison Kleinman, Esq.		

QUITCLAIM DEED

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, 1101 GRUNDY PROPERTY OWNER LLC, a Delaware limited liability company (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to 1101 GRUNDY PROPERTY OWNER 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, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with (i) all claims, actions, rights, easements, interests, privileges, tenements, and hereditaments appurtenant thereto, (ii) all buildings, structures, fixtures and other improvements located thereon, and (iii) all of Grantor's right, title and interest in and to the land upon which adjoining roads, streets, alleys, highways and rights-of-way are located (all of the foregoing being hereinafter collectively referred to as the "Property").

This is unimproved property known as 1101 Grundy Street, being approximately 1.08 acres of land, Nashville, Davidson County, Tennessee.

STATE OF NEW YORK
COUNTY OF NEW YORK

The actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 2nd day of March, 2023.

Barbara S. Massler
Notary Public

My Commission Expires: 10-06-2023

BARBARA S. MASSLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MA6099778
Qualified in New York County
My Commission Expires 10-06-2023

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

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 6th day of March, 2023.

GRANTOR:

By: _____
Name: Michael Walsdorf, Jr.
Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

Personally appeared before me, Barbara Massler, Notary Public, Michael Walsdorf, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of 1101 Grundy Property Owner LLC, the within named bargainor, a Delaware limited liability company, and is authorized to execute this instrument on behalf of said Delaware limited liability company.

WITNESS my hand, at office, this 2nd day of March, 2023.

Barbara S. Massler
Notary Public

My Commission Expires: 10-06-2023

BARBARA S. MASSLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MA6099778
Qualified in New York County
My Commission Expires 10-06-2023

Exhibit A
Property

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lot 1, Consolidation of Part of Lot 218, All of Lot 212 and Part of Lot 211 on the Plan of McNairy's West Nashville Lots, as shown on plat of record Subdivision #2020S020001 and recorded in Instrument Number 20200706-0072298.

Being part of the property conveyed to 1101 Grundy Property Owner, LLC, a Delaware limited liability company by the following deeds:

Special Warranty Deed made by 1212 Broadway Partners, a Tennessee general partnership, dated as of September 26, 2019 and recorded October 3, 2019 in Instrument Number 201910030101017 in the Register's Office of Davidson County.

Special Warranty Deed made by Gulch Grundy Partners, GP, a Tennessee general partnership, dated as of November 15, 2018 and recorded November 16, 2018 in Instrument Number 20181116-0112855 in the Register's Office of Davidson County.

Special Warranty Deed made by Highwoods Realty Limited Partnership, a North Carolina limited partnership, dated September 26, 2019 and recorded October 3, 2019 in Instrument Number 201910030101016 in the Register's Office of Davidson County.

Tennessee Certification of Electronic Document

I, Tonya McCants, 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 03/06/2023 (date of document).

Tonya McCants
Affiant Signature

7/6/2021
Date

State of New York

County of New York

Sworn to and subscribed before me this 6th day of July, 2021.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified in Suffolk County
My Commission Expires 04-24-2025