Karen Johnson Davidson County
Batch# 989701 DEEDQC
04/10/2023 08 56 24 AM 3 pgs
Fees $17 00 Taxes $0 00
20230410-0025495

QUITCLAIM DEED

Address New Owner as Follows.	Send Tax Bills To·	Map-Parcel No.
SAG-AFTRA Nashville LLC 5757 Wilshire Blvd, 7th Floor Los Angeles, CA 90036	SAG-AFTRA Nashville LLC Attn: Controller 5757 Wilshire Blvd, 7th Floor Los Angeles, CA 90036	Map 104-4, Parcel 147

This instrument prepared by: HOLLAND & KNIGHT, LLP, Karl Lott, Esq., 1901 Avenue of the Stars, 12th Floor, Los Angeles, CA 90067

STATE OF _____)
COUNTY OF _____
See Attached Certificate NNH 3/29/23

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

Affiant

Subscribed and sworn to before me this the ____ day of _____, 2023

See Attached Certificate NNH 3/29/23
NOTARY PUBLIC

My Commission Expires:_____

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, SAG-AFTRA REAL PROPERTY HOLDINGS, LLC, a Delaware limited liability company ("Grantor") does hereby quitclaim and convey unto SAG-AFTRA NASHVILLE LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest, in and to the following described land in Davidson County, Tennessee

Land in Davidson County, being Lot No. 3 on the Subdivision of Lot No. 16 in O. B. Hayes' Plan of the Large Lots, called Rokeby, a plan of which subdivision is of record in Book No 161, Page 86, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the Easterly side of the Seventeenth Avenue South (formerly Addison Street), and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to SAG-AFTRA Real Property Holdings, LLC by deed from Nashville Performers Building Corporation, of record as Instrument No. 20140919-0086233, said Register's Office, and as affected by Scrivener's Affidavit of record as Instrument No. 20141002-0091182

This is improved property known as 1108 17th Avenue South, Nashville, Tennessee 37212.

Said conveyance is made subject to easements, encumbrances, covenants, conditions, restrictions, reservations, rights-of-way and other matters of record.

CALIFORNIA JURAT WITH AFFIANT STATEMENT — GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1 — *Signature of Document Signer No. 2 (if any)*

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
County of Los Angeles

NIGEL N. HORDAGODA
Notary Public - California
Los Angeles County
Commission # 2380364
My Comm. Expires Oct 27, 2025

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me
on this 29 (Date) day of March (Month), 2023 (Year),
by
(1) Arianna Ozzanto
(and (2) _____),
Name(s) of Signer(s)
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of MARCH, 2023.

GRANTOR

SAG-AFTRA REAL PROPERTY HOLDINGS, LLC, a Delaware limited liability company

By: Arianna Ozzanto
Name: ARIANNA OZZANTO
Title: CO-MANAGER

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 LOS ANGELES)

On March 29, 2023, before me, Nigel N. Hordagoda, a Notary Public, personally appeared Arianna Ozzanto, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

NIGEL N HORDAGODA
Notary Public - California
Los Angeles County
Commission # 2380364
My Comm Expires Oct 27, 2025

Notary Public

Commission Expiration Date 10/27/2025 [SEAL]