QUITCLAIM DEED

Karen Johnson Davidson County Batch# 1025651 DEEDQC 07/12/2023 03:42:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20230712-0053504	STATE OF NEW YORK COUNTY OF New York The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 12th day of July 2023. Notary Public My commission expires: 7/9/2024

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

MICHELLE EY[illegible] STATE[illegible]
Notary Public, State of New York
No. 01SE6265452
Qualified in New York County
Commission Expires July 9, 2024

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
MTP – 513 Merritt Ave, LLC 130 West 42nd Street, Suite 2200 New York, New York 10036	New Owner	105-07-0-188.00

FOR AND IN CONSIDERATION of the sum of $0.00, MTP MERRITT AVENUE PROPCO, LLC, A Delaware limited liability company, by these presents does hereby quitclaim and convey unto MTP- 513 MERRITT AVE, LLC, a Delaware limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 513 Merritt Avenue, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 20 day of June 2023.

MTP MERRITT AVENUE PROPCO, LLC,
a Delaware limited liability company

By: _____

Name: Fergus Campbell

Title: Authorized Signatory

STATE OF New York
COUNTY OF New York

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Fergus Campbell, 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 Signatory of MTP Merritt Avenue Propco, LLC, the within named bargainor, a Delaware limited liability company, and that as such Authorized Signatory of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Fergus Campbell, Authorized Signatory of the company.

Witness my hand and seal, at office in New York New York this the 20 day of June 2023.

_____
NOTARY PUBLIC

My Commission Expires: 3/20/25

MARK H SALZMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SA6355831
Qualified in New York County
My Commission Expires 03-20-2025

Exhibit A

Legal Description

TRACT 1

Land in Davidson County, Tennessee, being Lots No. 6 and 7 inclusive and the Westerly 44.50 feet of Lot 5 of Block 4 on the map of a subdivision of certain blocks of Hamilton Lands, as of record in Plan Book 2, Page 150, of the Chancery Court of Nashville, Tennessee.

Said lots and part of adjacent lot adjoin and front together 144 feet, more or less, on the Southerly side of Merritt Avenue and run back between parallel lines 173 feet, more or less, to the margin of an alley.

TRACT 2

Land in Davidson County, Tennessee, being Lots No. 8, 9, and 10 of Block 4 on the Map of a Subdivision of certain blocks of the Hamilton Lands, as of record in Plan Book 2, Page 150, of the Chancery Court of Nashville, to which reference is made for a more complete description.

Also being described as follows:

Being the following described real estate, situated in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete right-of-way monument found at the Northwest corner of Watkins, Instrument No. 20230509-034530, and in the Southern right-of-way of Merritt Avenue (50 foot public right-of-way); thence with Watkins, McDonald, Instrument No. 20170206-0012668, and MTP Merritt Avenue Propco, LLC, Instrument No. 20201015-0119992, each a portion of the way, South 07° 00' 55" West, 173.11 feet to a concrete monument found in the Northern right-of-way of Alley Number 1805; thence with Alley Number 1805, North 82° 51' 45" West, 294.50 feet to a 5/8 inch rebar with stainless steel L.I. Smith cap set at the Southeast corner of Lot 11 of Block 4 of Hamilton Land Subdivision, Plan Book 2, Page 150; thence with Lot 11, north 07° 00' 55" East, 173.02 feet to a 5/8 rebar with stainless steel L.I. Smith cap set in the Southern right-of-way of Merritt Avenue; thence with the Southern right-of-way of Merritt Avenue, South 82° 52' 47" East, 294.50 feet to the Point of Beginning, as surveyed by Thomas A. Young, Tennessee R.L.S No. 2265, of L.I. Smith & Associates dated June 13, 2023.

Being the same property conveyed to MTP Merritt Avenue Propco, LLC, a Delaware limited liability company, by Quitclaim Deed of record in Instrument No. 20221007-0110778, in the Register's Office of Davidson County, Tennessee.

Also being a portion of the same property conveyed to MTP Merritt Avenue Propco, LLC, a Delaware limited liability company by deed of record at Instrument No. 20201015-0119992, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sherri Doulin, 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 June 20, 2023 (date of document).

Affiant Signature

7/11/23
Date

State of New York

County of Nassau

On the 11th day of July, in the year 2023 Personally appeared before me, Sherri Doulin a notary public for this county and state, Sherri Doulin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12/10/25

NOTARY'S SEAL

MARJORIE H. HOFFMAN
Notary Public, State of New York
No. 01HO6067415
Qualified in Nassau County
Commission Expires Dec. 10, 2025