Karen Johnson Davidson County
Batch# 1055076 DEEDQC
09/28/2023 02 46 18 PM 5 pgs
Fees $27 00 Taxes $0 00
20230928-0076322

This Instrument prepared by and after recording return to:

c/o Southwest Value Partners
12770 El Camino Real, Suite 200
San Diego, CA 92130

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
SWVP-AEG A1 LLC c/o Southwest Value Partners 12770 El Camino Real, Suite 200 San Diego, California 92130	093054C00100CO 093054C00200CO 093054C01300CO	SAME AS NEW OWNER

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by Grantee (defined below), **AEG SWVP-NY 9A LLC**, a Delaware limited liability company (the "Grantor"), hereby quitclaims and conveys unto **SWVP-AEG A1 LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all improvements thereto and all appurtenances, privileges, and easements benefitting the same (collectively, the "Property").

The Property is currently municipally known as 955 Church Street (9A1 Creative Office Unit), 999 Church Street (9A1 Retail Unit) and 170 10th Avenue N (9A1/9A2 Garage Unit), Nashville, Tennessee 37203.

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

Wherever used, the singular number shall include the plural and the plural the singular.

[Signature page follow]

[Signature page to Quitclaim Deed]

GRANTOR:

AEG SWVP-NY 9A LLC
a Delaware limited liability company

By: _____
Mark Schlossberg, Authorized Representative

ACKNOWLEDGMENT

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 San Diego)

On September 26, 2023 before me, Mayra Mariscal, Notary Public, personally appeared Mark Schlossberg, 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.

MAYRA MARISCAL
Notary Public - California
San Diego County
Commission # 2405346
My Comm. Expires May 24, 2026

Signature

(Seal)

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
this 28th day of September, 2023.

NOTARY PUBLIC

My Commission Expires: _____

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

9A1 CREATIVE OFFICE UNIT AND 9A1 RETAIL UNIT OF NASHVILLE YARDS PARCEL 9 CONDOMINIUM DESCRIBED IN THE DECLARATION ESTABLISHING NASHVILLE YARDS PARCEL 9 CONDOMINIUM, OF RECORD AS INSTRUMENT NO. 20230210-0009871, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNIT AS SET FORTH IN EXHIBIT E OF THE DECLARATION ESTABLISHING NASHVILLE YARDS PARCEL 9 CONDOMINIUM AND ALL LIMITED COMMON ELEMENTS (OR ANY UNDIVIDED INTEREST THEREIN) APPURTENANT TO SUCH UNITS.

REFERENCE IS HEREBY MADE TO THE PLAT OF NASHVILLE YARDS PARCEL 9 CONDOMINIUM OF RECORD AS EXHIBIT B TO THE DECLARATION ESTABLISHING NASHVILLE YARDS PARCEL 9 CONDOMINIUM FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

TRACT 2:

9A1/9A2 GARAGE UNIT OF NASHVILLE YARDS PARCEL 9 CONDOMINIUM DESCRIBED IN THE DECLARATION ESTABLISHING NASHVILLE YARDS PARCEL 9 CONDOMINIUM, OF RECORD AS INSTRUMENT NO. 20230210-0009871, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNIT AS SET FORTH IN EXHIBIT E OF THE DECLARATION ESTABLISHING NASHVILLE YARDS PARCEL 9 CONDOMINIUM AND ALL LIMITED COMMON ELEMENTS (OR ANY UNDIVIDED INTEREST THEREIN) APPURTENANT TO SUCH UNIT.

REFERENCE IS HEREBY MADE TO THE PLAT OF NASHVILLE YARDS PARCEL 9 CONDOMINIUM OF RECORD AS EXHIBIT B TO THE DECLARATION ESTABLISHING NASHVILLE YARDS PARCEL 9 CONDOMINIUM FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO AEG SWVP-NY 9A LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM AEG-SWVP NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20220414-0043270, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.