QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF October 2023

Notary Public

MY COMMISSION EXPIRES 1-4-27

(AFFIX SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-BP-23-733-2

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1063060 **DEEDQC**
10/20/2023 08:21:24 AM 3 pgs
Fees. $17 00 Taxes. $0.00

20231020-0082231

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Airport Premier Hospitality, LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**107 00 0 175.00**
4811 Lebanon Pike, Ste. 200		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AIRPORT PREMIER HOSPITALITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY WITH AN 86.5% UNDIVIDED INTEREST AND MONTEREY HOSPITALITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY WITH AN 13.5% UNDIVIDED INTEREST,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **AIRPORT PREMIER HOSPITALITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, WITH A 100% UNDIVIDED INTEREST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Being a tract of land known as Lot 1 of the Final Plat of Revision to Preliminary & Final Plat of the Re-Sub of Lots 1, 2, 3 & 4 of the Second Revision of Hobbs Heights, A Unified Plat of Subdivision of record in Instrument No 20061120-0143808, Davidson County, Tennessee Register's Office. Said lot lying in the central portion of Davidson County in the 13th Council District of Nashville, Tennessee Said lot being bounded on the north by Lot 2 of the same plat as previously mentioned, on the east by Right-of-Way (R/W) of Briley Parkway (R/W varies), on the south by R/W of the Tennessee Department of Transportation (TDOT)(R/W varies), also on the south by R/W of Dabbs Avenue (50' R/W) and on the west by Lot 3 of the previously mentioned plat Lot being described as follows POINT OF BEGINNING being a set point on the southeast corner of the lot being described, said point lying on the westerly R/W margin of Briley Parkway, thence leaving said margin and running with the current R/W of TDOT North 43°12'16" West 49 53 feet to a found PK Nail; thence South 18°52'12" West 71 15 feet to a set point; thence with a curve to the left having a radius of 343 31 feet, an arc length of 76 95 feet, a central angle of 12°50'30", a chord bearing and distance of South 12°26'57" West 76 79 feet to a set point; thence South 6°01 '39" West 35.17 feet to a set point; thence with a curve to the right having a radius of 15 00 feet, an arc length of 23.56 feet, a central angle of 89°59'33", a chord bearing and distance of South 51°01'26" West 21 21 feet to a set point, thence North 82°57'24" West 2 49 feet to a set point in the easterly R/W margin of Dabbs Avenue, thence with said margin and a curve to the left having a radius of 549.10 feet, an arc length of 325 84 feet, a central angle of 34°00'01 ", a chord bearing and distance of North 10°03'32" West 321 08 feet to a found iron rod, thence continuing with a curve to the left having a radius of 537 72 feet, an arc length of 170 26 feet, a central angle of 18°08'30", a chord bearing and distance of North 35°08'01" West 169.55 feet to a set point, thence North 44°12'48" West 333.58 feet to a set point in the common line of Lots 1 & 3, thence leaving said margin and running with said common line North 46°38' 13" East 164 82 feet to a set point; thence North 68°37'48" East 128 25 feet to a set point; thence with a curve to the right having a radius of 145 00 feet, an arc length of 141 96 feet, a central angle of 56°05'38", a chord bearing and distance of South 83°19'24" East 136.36 feet to a set point in the common line of Lots I & 2, having left said common line of Lots 1 & 3, thence South 55°16'35" East 350 53 feet to a set point in the westerly R/W margin of Briley Parkway, thence with said margin South 21°48'43" West 175.84 feet to a set point, thence South 19°43'55" West 340 81 feet to the point of beginning.

Containing 248,191 square feet or 5 70 acres

Together with easements benefiting the land as set forth in agreements of record in Book 4237, Page 746; Book 5314, Page 730; Book 10522, Page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aspen Tennessee LLC, an Oregon limited liability company, by Quit Claim Deed from Aspen Nashville Station LLC, an Oregon limited liability company, of record in Instrument No

20061122-0144990, in the Register's Office for Davidson County, Tennessee, dated November 22, 2006, and recorded on November 22, 2006.

Being the same property conveyed to Aspen Tennessee LLC, an Oregon limited liability company, by Quit Claim Deed from Aspen Nashland LLC, an Oregon limited liability company, of record in Instrument No. 20061122-0144977, in the Register's Office for Davidson County, Tennessee, dated November 22, 2006, and recorded on November 22, 2006, as affected by merger with Aspen Tennessee, LLC, a Delaware limited liability company, of record in Instrument No. 20070117-0006976

Being a portion of the same property conveyed to Aspen Nashland LLC by deeds of record in Instrument No 20041129-0141319 and Instrument No. 20041129-0141320, Davidson County, Tennessee Register's Office

Being the same property conveyed to 733 Briley Parkway, GP, a Tennessee General Partnership by Warranty Deed of record in Instrument No. 20231020-0082223, in the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Airport Premier Hospitality, LLC, a Tennessee limited liability company with an 86 5% undivided interest and Monterey Hospitality, LLC, a Tennessee limited liability company, with an 13 5% undivided interest by Special Warranty Deed from 733 Briley Parkway, GP, a Tennessee General Partnership of record in Instrument No 20231020-0082230, in the Register's office for Davidson County, Tennessee

This is **improved** property known as **733 Briley Parkway, Nashville, Tennessee 37217**

Witness my/our hand(s) this the 17 day of Oct, 2023

Airport Premier Hospitality, LLC

BY: _____
Kalpesh R Patel
Manager

Monterey Hospitality, LLC

BY _____
Kalpesh R Patel
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KALPESH R PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of AIRPORT PREMIER HOSPITALITY, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 17th of October, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KALPESH R. PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MONTEREY HOSPITALITY, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 17th of October, 2023.

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212