This instrument was prepared by:
Faegre Drinker Biddle & Reath LLP (PLM)
2200 Wells Fargo Center
90 South Seventh Street
Minneapolis, MN 55402-3901

Karen Johnson Davidson County
Batch# 1079105 DEEDQC
12/06/2023 03:06:30 PM 6 pgs
Fees: $33.00 Taxes: $52,164.45
20231206-0094425

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Parcel Number(s):**
1711 Broadway Owner LLC 363 West Ontario Street Chicago, IL 60654	1711 Broadway Owner LLC 363 West Ontario Street Chicago, IL 60654	092-16-0-206.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **U.S. BANK NATIONAL ASSOCIATION**, a national banking association ("**Grantor**"), does hereby quitclaim and transfer unto **1711 BROADWAY OWNER LLC**, a Delaware limited liability company ("**Grantee**"), and Grantee's successors and assigns, all of Grantor's right, title and interest in those certain parcels of land (the "**Property**") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

This is improved property located at 1711 Broadway, Nashville, Davidson County, Tennessee.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

Return to:
First American Title Insurance Company
National Commercial Services
121 South 8th Street Suite 1250
Minneapolis, MN 55402
NCS-1003144-4-MPLS

IN WITNESS WHEREOF, the Grantor has executed this deed this 1 day of December, 2023.

GRANTOR:
U.S. BANK NATIONAL ASSOCIATION, a national banking association

By: _____
Name: Malik Cavallo
Title: Senior Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On this 29 day of November, in the year 2023, before me, a Notary Public in and for said State, personally appeared Malik Cavallo, known or identified to me to be the Senior Vice President of U.S. Bank National Association, who executed the instrument, on behalf of said national banking association.

_____
Notary Public
My Commission Expires: 1/31/2027

MONIQUE SCHMITT
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2027

STATE OF ILLINOIS
COUNTY OF COOK

The actual consideration for this transfer is $14,098,500.00.

Affiant on behalf of Grantee

Sworn to and subscribed before me, this 1 day of December, 2023.

Notary Public

My Commission Expires: 2/10/25

OFFICIAL SEAL
ANNE FOYTIK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 2/10/2025

EXHIBIT A

PROPERTY DESCRIPTION

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

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE EASTERLY MARGIN OF BROAD STREET SOUTH OF SEVENTEENTH AVENUE SOUTH, BEING PORTIONS OF LOTS 140 AND 141 OF BOYD'S HOME TRACT OF RECORD IN PLAT BOOK 21, PAGE 39, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" PIPE IN THE EASTERLY MARGIN OF BROAD STREET, SAID PIPE BEING 129 FEET, MORE OR LESS, SOUTHERLY ALONG SAID MARGIN FROM THE SOUTHERLY TERMINUS OF THE RETURN AT 17TH AVENUE SOUTH;

THENCE, LEAVING SAID MARGIN WITH THE SOUTHWESTERLY LINE OF THE LASSING FAMILY LIMITED PARTNERSHIP OF RECORD IN DEED BOOK 9903, PAGE 986, R.O.D. C., AND TAPPAN INVESTMENTS PARTNERSHIP OF RECORD IN DEED BOOK 9217, PAGE 893, R.O.D.C., S35 DEGREES 38'17"E, 249.41 FEET TO A POINT;

THENCE, WITH THE SOUTHWESTERLY MARGIN OF A 10-FOOT ALLEY, S35 DEGREES 28'04"E, 159.85 FEET TO A P.K. NAIL IN THE NORTHERLY MARGIN OF DIVISION STREET;

THENCE, WITH SAID MARGIN, S47 DEGREES 41'21"W, 145.50 FEET TO AN IRON PIN;

THENCE, LEAVING SAID MARGIN WITH THE NORTHEASTERLY LINE OF CAROLINE OLIVER OF RECORD IN DEED BOOK 8625, PAGE 320, R.O.D,C., N34 DEGREES 55'24"W, 383.15 FEET TO AN IRON PIN IN THE SOUTHEASTERLY MARGIN OF BROAD STREET;

THENCE, WITH SAID MARGIN, N37 DEGREES 17'39"E, 146.67 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, BY DEED FROM ATLANTIC FINANCIAL GROUP, LTD., A TEXAS LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20030627-0089433, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Together with the southwesterly five feet of Alley No. 442 closed by Ordinance No. 79-1285.

Said property being described on the ALTA/NSPS Land Title Survey dated October 1, 2019, as Job No. 19203, prepared by Jesse Walker Engineering, as:

Being a parcel of land in the 19th Councilmanic District of Davidson County, Tennessee and located between the south margin of Broadway and the north margin of Division Street and west of 17th Avenue South, being a portion of Lot 140 and a portion of Lot 141 on the Plan of the John Boyd Home Place of record in Plat Book 21, Page 39, in the Register's Office for Davidson County, Tennessee (RODCT), this tract is parcel 206.00, belonging to U.S. Bank National Association as shown on Map 092-16 as evidenced in instrument number 20030627-0089433 (RODCT), being more particularly described as follows:

BEGINNING at an iron pipe located on the south margin of Broadway, said pipe being located 129 feet, more or less, westerly along said margin from the westerly terminus of the radius return at 17th Avenue South, said point being the northeast corner of the property herein described, and said point being located at Tennessee State Plane Coordinates, North 663,257.30 feet, East 1,733,990.80 feet, thence:

1) Leaving said margin, and with the east line of the property herein described, South 30 degrees 26 minutes 04 seconds East, passing a mag nail at a distance of 4.19 feet, said mag nail being the northwest corner of Parcel 437.00, belonging to Skyhouse Nashville, LLC as shown on Map 092-16 as evidenced in instrument number 20150609-0054295 (RODCT), and continuing with the west line of said Parcel 437.00, a total distance of 209.62 feet to an iron pin, thence;
2) Continuing with the west line of said Parcel 437.00, South 31 degrees 17 minutes 01 seconds East a distance of 40.09 feet to an iron pin, thence;
3) Continuing with the line of said Parcel 437.00, North 52 degrees 49 minutes 10 seconds East a distance of 4.98 feet to an iron pin, thence;
4) Continuing with the west line of said Parcel 437.00, and with the former center line of Alley 442 now closed, South 30 degrees 16 minutes 19 seconds East, passing an X in the sidewalk at a distance of 154.42 feet, said X in sidewalk being the southwest corner of said Parcel 437.00, and continuing with the east line of the property herein described, a total distance of 159.63 feet to an X in the sidewalk, said X in the sidewalk being the southeast corner of the property herein described, and said X in sidewalk being on the north margin of Division Street, thence;
5) With the north margin of Division Street, South 52 degrees 46 minutes 30 seconds West a distance of 150.48 feet to an iron pin, said iron pin being the southwest corner of the property herein described, thence;
6) Leaving said margin, and with the west line of the property herein described, North 29 degrees 48 minutes 07 seconds West, passing a point at a distance of 2.79 feet, said point being the southeast corner of Parcel 435.00, belonging to Apple Nine Hospitality Ownership, Inc. as shown on Map 092-16 as evidenced in instrument number 20120604-0048196 (RODCT), and continuing with the east line of said Parcel 435.00, a total distance of 95.92 feet to a point, said point being the northeast corner of said Parcel 435.00, and said point being the southeast corner of Parcel 205.00, belonging to Apple Nine Hospitality Ownership, Inc. as shown on Map 092-16 as evidenced in instrument number 20101004-0079045 (RODCT), thence;
7) With the east line of said Parcel 205.00, and with the west line of the property herein described, North 29 degrees 48 minutes 07 seconds West a distance of 287.23 feet to a mag nail, said mag nail being the northeast corner of said Parcel 205.00, said mag nail being the northwest corner of the property herein described, and said mag nail being located on the south margin of Broadway, thence;
8) With said margin of Broadway, North 42 degrees 20 minutes 56 seconds East, a distance of 146.68 feet to an iron pipe, said iron pipe being the BEGINNING, containing 1.3119 acres or 57,150 square feet more or less, according to a survey by Jesse E. Walker, RLS dated October 01, 2019.

Property Address: 1711 Broadway, Nashville, Davidson County, Tennessee
Tax Identification No.: 092-16-0-206.00

True Copy Certification

I, Michelle Andersen, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Minnesota

County of Hennepin

On 12/4/2023, personally appeared before me, Angelica M. Stoffel, a notary public for this county and state, Michelle Andersen 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: 01/31/2027
Notary' Seal (if on paper)

ANGELICA M. STOFFEL
NOTARY PUBLIC
MINNESOTA
My Commission Expires 01/31/2027