Karen Johnson Davidson County
Batch# 1082577 DEEDQC
12/15/2023 11:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231215-0096916

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Tailwinds Business Law, PLLC
821 Knox Avenue
Nashville, Tennessee 37204
Attention: Ryan D. Franklin

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
600 Middleton, LLC 203 Evelyn Avenue Nashville, TN 37205	600 Middleton, LLC 203 Evelyn Avenue Nashville, TN 37205	09314059200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, CITY WINERY NASHVILLE, LLC, a Delaware limited liability company ("***Grantor***"), does hereby sell, quitclaim, and convey unto 600 MIDDLETON, LLC, a Tennessee limited liability company ("***Grantee***"), and its successors and assigns, all of its right, title, and interest in that certain real property being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (collectively, the "***Property***").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

(Signature on following page)

IN WITNESS WHEREOF, Grantor has caused its name to be signed on this 4 day of December, 2023.

GRANTOR:

City Winery Nashville, LLC,
a Delaware limited liability company

By: City Winery, LLC, a Delaware limited liability company, its Manager

By:_____
Michael Dorf, Chief Executive Officer

STATE OF NEW YORK :

COUNTY OF NEW YORK :

Before me, a Notary Public of the state and county mentioned, personally appeared Michael Dorf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Executive Officer of City Winery, LLC, a Delaware limited liability company, the Manager of City Winery Nashville, LLC, a Delaware limited liability company, the within named bargainor, and that such person as such Chief Executive Office of the Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by such person as such.

WITNESS my hand and seal, at office in New York County, New York, this 4 day of December, 2023.

_____
Notary Public

My Commission Expires: 4/4/24

DYLAN M ROCKE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01R06339694
Qualified in Queens County
Commission Expires April 4, 2024

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 13th day of December, 2023.

My commission expires:

Notary Public

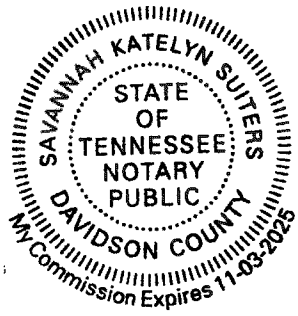


EXHIBIT A

LEGAL DESCRIPTION

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF THE RESUBDIVISION OF LOT NOS. 1 AND 3, NASHVILLE UNION RESCUE MISSION, OF RECORD IN BOOK 7900, PAGE 786, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY (RODC), TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE INTERSECTION OF MIDDLETON STREET AND EWING AVENUE, ALONG THE NORTH RIGHT OF WAY LINE, SOUTH 88 DEGREES 08 MINUTES 14 SECONDS WEST A DISTANCE OF 210.56 FEET TO A NAIL, BEING THE SOUTHEAST CORNER OF THE NRM PROPERTIES, LLC TRACT (LOT 1 ON THE NASHVILLE UNION RESCUE MISSION REV LOT 1 & 3, PLAT BOOK (PB) 7900, PAGE 786, RODC); THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG THE LINE IN COMMON WITH NRM PROPERTIES, NORTH 02 DEGREES 01 MINUTES 20 SECONDS WEST A DISTANCE OF 610.42 FEET TO AN IRON ROD IN THE SOUTH RIGHT OF WAY LINE OF LAFAYETTE STREET; THENCE LEAVING SAID COMMON LINE, ALONG THE SOUTH RIGHT OF WAY LINE OF LAFAYETTE STREET, SOUTH 64 DEGREES 15 MINUTES 40 SECONDS EAST A DISTANCE OF 33.90 FEET TO AN IRON ROD ALSO BEING THE NORTHWEST CORNER OF THE 601 LAFAYETTE OWNER, LLC TRACT (LOT NO 2 ON THE NASHVILLE UNION RESCUE MISSION, PB 7900, PAGE 582, RODC); THENCE LEAVING SAID RIGHT OF WAY LINE, ALONG SAID LINE IN COMMON, SOUTH 02 DEGREES 00 MINUTES 13 SECONDS EAST A DISTANCE OF 351.29 FEET TO A NAIL; THENCE NORTH 88 DEGREES 26 MINUTES 05 SECONDS EAST A DISTANCE OF 50.00 FEET PASSING A NAIL MARKING THE SOUTHEAST CORNER OF SAID 601 LAFAYETTE TRACT ALSO BEING THE SOUTHWEST CORNER OF THE INK VENTURES, LLC TRACT (PB 2301, PG 587, RODC), FOR A TOTAL OF 207.48 FEET TO AN IRON PIPE IN THE WESTERN RIGHT OF WAY OF EWING AVENUE, BEING THE SOUTHEAST CORNER OF SAID INK VENTURES, LLC TRACT; THENCE ALONG SAID RIGHT OF WAY LIINE, SOUTH 01 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 217.63 FEET TO A NAIL AND POINT ON A CURVE; THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 38.98 FEET, A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 28 MINUTES 04 SECONDS WEST, 35.15 FEET TO A NAIL ON THE NORTH RIGHT OF WAY OF MIDDLETON STREET ALSO BEING THE POINT OF BEGINNING.

CONTAINING 68,054 SQUARE FEET OR 1.562 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CITY WINERY NASHVILLE, LLC BY DEED FROM 5TH STREET DEVELOPMENT LLC, A GEORGIA LIMITED LIABILITY COMP ANY, OF RECORD IN INSTRUMENT NO. 201312230129414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, John F. Nielsen, 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 correct copy of the original document executed and authenticated according to law on December 13 2023.

Affiant Signature

Date: 12/13/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of December, 2023.

Notary's Signature

My Commission Expires: 7/22/2025

Date: 12/13/2023

Notary's Seal

