This Instrument Prepared By: Laurence M. Papel Nelson Mullins Riley & Scarborough, LLP 1222 Demonbreun Street Suite 1700 Nashville, Tennessee 37203	Karen Johnson Davidson County Batch# 1082608 DEEDQC 12/15/2023 12:07:30 PM 5 pgs Fees: $32.00 Taxes: $0.00 20231215-0096957

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Second Avenue Nashville Property LLC c/o The Congress Group 33 Arch Street Boston, MA 02110 Attention: Dean Stratouly, CEO	Same	093-11-036.00 093-11-037.00 093-11-038.00 093-11-039.00 093-11-040.00

QUITCLAIM DEED FOR CONSOLIDATION OF FIVE (5) TAX PARCELS INTO ONE (1) TAX PARCEL

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SECOND AVENUE NASHVILLE PROPERTY LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **SECOND AVENUE NASHVILLE PROPERTY LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of improved land located in Nashville, Davidson County, Tennessee, described with greater particularity in **Exhibit A**, attached and incorporated by this reference, and designated with the Map and Parcel Identification Numbers and street addresses set forth below:

Davidson County Parcel ID	**Address**
093-11-0036.00	521 2nd Ave. S.
093-11-0037.00	519 2nd Ave. S.
093-11-0038.00	517 2nd Ave. S.
093-11-0039.00	515 2nd Ave. S.
093-11-0040.00	511 2nd Ave. S.

The foregoing is referred to herein together with the improvements and other rights described in the first paragraph hereof as 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 AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

SIGNATURE PAGE TO QUITCLAIM DEED FOR CONSOLIDATION OF TAX PARCELS

14th **IN WITNESS WHEREOF**, Grantor has executed or caused this instrument to be executed this 14th day of December 2023.

GRANTOR:

SECOND AVENUE NASHVILLE PROPERTY LLC,
a Delaware limited liability company

By: _____
Name: Dean Stratouly
Title: Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, **DEAN STRATOULY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of **SECOND AVENUE NASHVILLE PROPERTY LLC**, a Delaware limited liability company, the within named bargainor, and is authorized to execute this instrument on behalf of such limited liability company.

WITNESS my hand and office, this 14th day of December 2023.

My Commission Expires: 5/7/2024

_____
Notary Public

JENNIFER PUGH-NOLAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn before me this 14th day of December 2023.

_____
Notary Public
My Commission Expires: July 7, 2027.

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1 (511, 515 & 517 2ND AVE. SO.):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 20 FEET OF LOT NO. 1 AND ALL LOTS NOS. 2, 3, 4 AND 5, IN THE UNIVERSITY PLAN OF LOTS, CALLED "COLLEGE CAMPUS", NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 2ND AVENUE, SOUTH, FORMERLY MARKET STREET, AT A POINT 50 FEET NORTH OF THE NORTHERLY MARGIN OF HIGHLAND AVENUE; THENCE WITH THE WESTERLY MARGIN OF 2ND AVENUE, SOUTH, NORTHWARDLY 120 FEET; THENCE WESTWARDLY 102 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHWARDLY 120 FEET; THENCE EASTWARDLY 102 FEET TO THE BEGINNING.

TRACT 2 – PARCEL 2 (519 & 521 2ND AVE. SO.):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 6 AND 7 ON THE PLAN OF THE NASHVILLE UNIVERSITY LOTS CALLED "COLLEGE CAMPUS," NOT OF RECORD, AND BEING DESCRIBED AS FOLLOWS:

LOT NO. 6 FRONTS 25 FEET ON THE WESTERLY SIDE OF SECOND AVENUE SOUTH, FORMERLY MARKET STREET, AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL WITH AND 25 FEET NORTH OF THE NORTHERLY MARGIN OF HIGHLAND AVENUE, 101 FEET, MORE OR LESS, TO AN ALLEY. SAID LOT NO. 7 FRONTS 25 FEET ON THE WESTERLY SIDE OF 2ND AVENUE SOUTH, FORMERLY MARKET STREET, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF HIGHLAND AVENUE OR TROOST STREET, 101 FEET, MORE OR LESS, TO AN ALLEY.

TRACT 1 AND TRACT 2, PARCEL 2 ALSO DESCRIBED ACCORDING TO A SURVEY PREPARED BY MICHAEL R. WILLIAMS, RLS NO. 1906, HFR DESIGN, SURVEY DIVISION, PROJECT NO. 2013016, DATED FEBRUARY 8, 2013, LAST REVISED MARCH 7, 2013, AS FOLLOWS:

BEING A TRACT OF LAND IN THE 19TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING TAX MAP 93-11, PARCELS 36-40 AND BEING THE PROPERTY OF WILSON P. STEVENSON, JR. OF RECORD IN INSTRUMENT NO. 200511220141138 FOR PARCEL 36, STEVENSON TRUST NO. 4 OF RECORD IN DEED BOOK 9074, PAGE 107 FOR PARCEL 37, AND LEONARD A. STEPHENS OF RECORD IN DEED BOOK 7893, PAGE 827 FOR PARCELS 38-40 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG-NAIL AND DISK NEW IN THE WEST RIGHT-OF-WAY LINE OF 2ND AVENUE SOUTH GENERALLY AT THE BACK OF WALK AND IN THE SOUTH RIGHT-OF-WAY LINE OF ALLEY NO. 149 (12' WIDE);

THENCE, LEAVING ALLEY NO. 149 AND RUNNING WITH 2ND AVENUE RIGHT-OF-WAY, S 27 DEG. 23' 27" E, 170.00' TO A MAG-NAIL AND DISK NEW AT THE BACK OF WALK CORNER AND THE

CORNER OF 2ND AVENUE AND LEA AVENUE RIGHT-OF-WAY AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING 2ND AVENUE AND RUNNING WITH THE NORTH RIGHT-OF-WAY LINE OF LEA AVENUE, S 62 DEG. 57' 26" W, 100.01' TO A MAG-NAIL AND DISK NEW IN THE CONCRETE WALK AND IN THE EAST RIGHT-OF-WAY LINE OF ALLEY NO. 149 AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING LEA AVENUE AND RUNNING WITH ALLEY NO. 149, N 27 DEG. 23' 27" W, 169.39' TO A MAG-NAIL AND DISK NEW IN ASPHALT AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE CORNER OF THE SOUTH RIGHT-OF-WAY LINE OF ALLEY NO. 149;

THENCE, WITH SAID SOUTH RIGHT-OF-WAY OF ALLEY NO. 149, N 62 DEG. 36' 33" E, 100.00' TO THE POINT OF BEGINNING.

BEING PORTIONS OF THE SAME PROPERTY CONVEYED TO SECOND AVENUE NASHVILLE PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SECOND AVENUE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, BY DEEDS OF RECORD IN INSTRUMENT NO. 20220104-0001386 AND INSTRUMENT NO. 20220104-0001387, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jennifer Pugh-Nolan, do hereby make oath that I am [ ] a licensed attorney and/or [✓] the custodian of the original version of the electronic document tendered for recording or registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 14, 2023.

Affiant Signature

Date: December 15, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of October 2023.

Notary Public
My Commission expires: July 7, 2027

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY