Karen Johnson Davidson County
Batch# 1082611 DEEDQC
12/15/2023 12:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231215-0096961

QUIT CLAIM DEED

FROM: HDS Distilling Co. Nashville, LLC,
a Tennessee limited liability company

This instrument was prepared by:
Matthew T. Harris
K & L Gates LLP
501 Commerce Street, Suite 1500
Nashville, TN 37203

TO: 614 John Lewis Way LLC,
a Tennessee limited liability company

Address New Owners(s)	Send Tax Bills To:	Map/Parcel Number:
614 John Lewis Way LLC 4343 N. Ravenswood Ave. Chicago, IL 60613	Same	093-10-0-374.00 093-14-0-465.00 093-14-0-588.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear and affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00

Affiant

Sworn to and subscribed before me, this 15th day of December, 2023

Notary Public

My Commission Expires: N/A

NOTARIAL SEAL STATE OF OHIO

SAMANTHA S. JOSEPH, Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HDS Distilling Co. Nashville, LLC, a Tennessee limited liability**

company ("Grantor"), by these presents does hereby quitclaim, and convey unto **614 John Lewis Way LLC, a Tennessee limited liability company ("Grantee")**, all of Grantor's right, title, interest and claim in and to that certain tract of real estate lying in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property known as:
610 Rep John Lewis Way S, Nashville, TN 37203 (Map/Parcel: 093 10 0 374.00)
612 Rep John Lewis Way S, Nashville, TN 37203 (Map/Parcel: 093 14 0 465.00)
614 Rep John Lewis Way S, Nashville, TN 37203 (Map/Parcel: 093 14-0-588.00)

The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from that commitment for title insurance issued by Chicago Title Insurance Company, dated August 14, 2023, Commitment No. 20231365CTN.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of December, 2023.

Grantor:

HDS Distilling Co. Nashville, LLC,
a Tennessee limited liability company

By: Heavens Door Spirits, LLC,
a Delaware limited liability company
Its: Manager

By: _____
Marc A. Bushala, Chief Executive Officer

State of Illinois)
County of Cook)

Before me, the undersigned Notary Public, personally appeared Marc. A. Bushala, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Chief Executive Officer of Heaven's Door Spirits, LLC, a Delaware limited liability company, which is the Manager of HDS Distilling Co. Nashville, LLC, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein by signing the name of said limited liability company by himself as such Chief Executive Officer of Heaven's Door Spirits, LLC, a Delaware limited liability company, which is the Manager of HDS Distilling Co. Nashville, LLC a Tennessee limited liability company.

Witness my hand and seal, at Office, this 6th day of December, 2023.

Notary Public

My commission expires: January 25, 2026

MARISSA ORLOVE
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 25, 2026

EXHIBIT A
LEGAL DESCRIPTION

The following described real property located in Davidson County, Tennessee, to wit: Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows; Beginning at the intersection of the Northerly right-of-way line of Elm Street, 50 feet in width, and the Easterly right-of-way line of Fifth Avenue South, 50 feet in width; Thence leaving the Northerly right-of-way line of Elm Street, with the Easterly right-of-way line of Fifth Avenue South, North 27 degrees 24 minutes 18 seconds West, 191.72 feet to a pk nail set at a corner common with the property of Rocketown of Middle Tennessee, as of record in Instrument Number 20100301-0015536, at the Register's Office for Davidson County, Tennessee; Thence leaving the Easterly right-of-way line of Fifth Avenue South, with the Southerly property line of Rocketown of Middle Tennessee, North 62 degrees 34 minutes 27 seconds East, 176.09 feet to an existing iron rod, in the Westerly right-of-way line of Alley No. 146, 16 feet in width; Thence with the Westerly right-of-way line of Alley No. 146, South 27 degrees 23 minutes 57 seconds East, 192.12 feet to a pk nail set at the intersection with the Northerly right-of-way line of Elm Street; Thence leaving the Westerly right-of-way line of Alley No. 146, with the Northerly right-of-way line of Elm Street, South 62 degrees 42 minutes 11 seconds West, 176.08 feet to the point of beginning. Containing 33,794 square feet or 0.776 acres more or less. Being the same property conveyed to HDS Distilling Co., LLC, a Delaware Limited Liability Company by Special Warranty Deed from Kem G. Hinton as a 50% Tenant in Common and Seab A. Tuck, III, as a 50% Tenant in Common of record in Instrument No. 20170830-0089393, Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded on August 30, 2017. Being the same property conveyed to HDS Distilling Co., LLC, a Delaware Limited Liability Company by Quitclaim Deed from Kem G. Hinton as a 50% Tenant in Common and Seab A. Tuck, III, as a 50% Tenant in Common of record in Instrument No. 20170830-0089394, Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded on August 30, 2017. Being the same property conveyed to HDS Distilling Co., Nashville, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from HDS Distilling Co., LLC, a Delaware Limited Liability Company of record in Instrument No. 20210929-0130727, Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on September 29, 2021.

Tennessee Certification of Electronic Document

I, Adair Krieger, 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 copy of the original document executed and authenticated according to law on December 6, 2023 (date of document).

Affiant Signature

December 15, 2023
Date

State of Ohio

County of Cuyahoga

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

Notary's Signature

MY COMMISSION EXPIRES: N/a

NOTARY'S SEAL

NOTARIAL SEAL STATE OF OHIO

SAMANTHA S. JOSEPH, Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.