This Instrument Was Prepared by:

K&L Gates LLP
501 Commerce Street, Suite 1500
Nashville, Tennessee 37203
Attn: Matthew T. Harris

Upon Recording, Please Return to:

Rittenhouse Law, LLC
414 S. 16th Street, Suite 101
Philadelphia, PA 19146
Attn: James K. Freeman, Esq.

Karen Johnson Davidson County
Batch# 1083388 DEEDQC
12/18/2023 01:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231218-0097459

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 15th day of December, 2023, by and between **McBRIDE PROPERTIES, INC.**, a Tennessee corporation ("Grantor"), and **203 Fesslers Partners, LLC**, a Delaware limited liability company ("Grantee");

WITNESSETH:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, the Grantor conveys and quitclaims unto the Grantee, all its right, title, interest and claim in and to the following described real estate, lying in Davidson County, Tennessee:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

[SIGNATURE PAGE FOLLOWS]

Signature Page to Quitclaim Deed

IN WITNESS WHEREOF, the duly authorized officer of Grantor has signed this Deed on the date first above written.

GRANTOR:

McBRIDE PROPERTIES, INC.,
a Tennessee corporation

By: Thomas W. McBride
Name: Thomas W. McBride
Title: President

STATE OF TENNESSEE)

COUNTY OF KNOX)

On this 13 day of DECEMBER, 2023, before me, the undersigned Notary Public, personally appeared THOMAS W. MCBRIDE know to me (or satisfactorily proven) to be the person whose name is subscribed to the above verification, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and seal at office this 13 day of DECEMBER, 2023.

Notary Public
Name: O. E. SCHOW, IV

My Commission Expires: 3/7/26

O. E. SCHOW IV
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

***

VALUE AFFIDAVIT

STATE OF Illinois §
COUNTY OF Cook §

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

AFFIANT
Name: Kristine M. Porter

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

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 28, 2025

Notary Public
Name: Carrie A. Engelmann

My Commission Expires: 1-28-25

Tax Parcel Numbers:
09409007400
09413012100
09413005500
09413005600

Property Address:
0, 203, 209 and 211 Fesslers Lane
Nashville, TN 37210

Tax Notices to:
203 Fesslers Partners, LLC
c/o Alterra Property Group
414 S. 16th Street, Suite 100
Philadelphia, PA 19146
Attn: Lacee Daniel

Name and Address of Property Owner:
203 Fesslers Partners, LLC
414 S. 16th Street, Suite 100
Philadelphia, PA 19146

EXHIBIT A

Legal Description

All that certain lot or parcel of land situated in the 3rd, formerly the 15th, Civil District of County of Davidson, State of Tennessee, and being more particularly described as follows:

BEGINNING at the Westerly margin of the Original Fesslers Lane right of way as now abandoned per Ordinance 67-107 and being generally 125 feet South of the Southerly margin of the Lebanon Pike; Thence, North 84°20'58" East for a distance of 94.15 feet to an iron rod found; Thence, South 08°11'02" East for a distance of 52.80 feet to an iron rod found located on the current Westerly right of way line of Fesslers Lane; Thence along said current right of way line, South 10°08'54" West for a distance of 680.83 feet to an iron rod found; Thence departing said right of way line, North 79°51'06" West for a distance of 600.00 feet to an iron rod found; Thence, North 10°08'54" East for a distance of 202.90 feet to an iron rod found; Thence, North 56°02'49" East for a distance of 312.60 feet to a point of curvature to the left and concave Northwesterly, having a radius of 878.51 feet, a central angle of 009°00'01", (chord bearing: North 51°32'49" East, chord distance: 137.86 feet), thence along the curve for a distance of 138.00 feet to a point in a drainage ditch; Thence, North 47°02'49" East for a distance of 103.15 feet to an iron rod found; Thence, North 03°12'49" East for a distance of 64.63 feet to an iron rod found; Thence, North 84°20'58" East for a distance of 127.85 feet back to the POINT OF BEGINNING.

Said parcel contains 304,188 square feet or 6.983 acres of land.

Being the same property conveyed to 203 Fesslers Partners, LLC, a Delaware limited liability company from McBRIDE PROPERTIES, INC., a Tennessee corporation, by Special Warranty Deed of Record as Document No. 20231218-0097315 in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kristina Porter, 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 15, 2023 (date of document).

Affiant Signature

December 15, 2023
Date

State of Illinois

County of Cook

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

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 28, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1-28-25

NOTARY'S SEAL