Karen Johnson Davidson County
Batch# 1083421 DEEDQC
12/18/2023 03:08:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231218-0097498

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:

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

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 15 day of December, 2023, by and between 618 HCK LLC, a Delaware limited liability company, hereinafter referred to as, ("Grantor"), and 616 Church LLC, a Tennessee 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:

618 HCK LLC
a Delaware limited liability company

By: 618A HCK LLC, a Delaware limited liability company
Its: Sole Member

By: LC HCK LLC, a Delaware limited liability company
Its: Manager

By:_____
Evan Weiner, its Authorized Signatory

STATE OF New York)

COUNTY OF Kings)

Before me, a Notary Public of said County and State, personally appeared EVAN WEINER 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 Authorized Signatory (or other officer authorized to execute this instrument) of LC HCK LLC, a Delaware limited liability company, and that said LC HCK LLC, a Delaware limited liability company, is the Manager of 618A HCK LLC, a Delaware limited liability company, and further acknowledged that said 618A HCK LLC, a Delaware limited liability company, is the Sole Member of 618 HCK LLC, a Delaware limited liability company, the within named Borrower, and that he as such Authorized Signatory of the Manager of the Sole Member of the Borrower executed the foregoing instrument for the purposes therein contained, by signing the name of the Borrower by himself as the Authorized Signatory of the Manager of its Sole Member.

Witness my hand and seal this 14th day of December, 2023

KAMIL ABDIN
Notary Public - State of New York
NO. 01AB6433378
Qualified in Kings County
My Commission Expires May 16, 2026

_____
NOTARY PUBLIC

My Commission Expires: May 16 2026

***

VALUE AFFIDAVIT

STATE OF Tennessee §
COUNTY OF Davidson §

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

Subscribed and sworn to before me this 18th day of December, 2023.

Notary Public

My Commission Expires: May 5, 2025

REBECCA SANDFREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tax Parcel Number(s) :
093-06-1-001.00
093-06-1-002.00

Property Address(s):
616 Church St, Nashville, TN 37219
618 Church St, Nashville, TN 37219

Tax Notices to:
616 Church LLC
1350 Avenue of the Americas, 3rd Floor
New York, NY 10019

Name and Address of Property Owner:
616 Church LLC
1350 Avenue of the Americas, 3rd Floor
New York, NY 10019

EXHIBIT A

Legal Description

TRACT I

Land in Davidson County, Tennessee, being part of Lot No. 125, on the Original Plan of the Town of Nashville, not of record, being more particularly described as follows:

Beginning at the northeast corner of Church Street and Seventh Avenue (North), and running thence eastward with the northern margin of Church Street and with the southern margin of the store-house thereon (previously occupied by The Castner-Knott Dry Goods Co.) one hundred and eleven feet to the center of the eastern wall of said store-house; thence with the center of said wall one hundred and thirty-five feet to the northern margin of the northern wall of said store-house, and thence on in the same line and direction so as to include eleven feet of a private court in the rear of the said store-house, in all one hundred and forty-six feet from the southern margin of the southern wall of said house; thence westward, and parallel with the southern margin of said store-house one hundred and eleven feet and two inches, more or less, to the eastern margin of Seventh Avenue and to the southwest corner of a parking lot, a point eleven feet from the northwest corner of said store-house; thence southward with the eastern margin of said Avenue one hundred and forty-six feet to the beginning.

TRACT II

Land in Davidson County, Tennessee, being part of Lot No. 125, on the Original Plan of the Town of Nashville, not of record, described according to a survey made by W. B. Southgate, Surveyor, April 16, 1924, as follows:

Beginning on the northerly margin of Church Street, at a point 111 feet East of the easterly margin of 7th Avenue North said point being West of the eastern edge of the wall of the Castner Knott Building; thence with the northerly margin of Church Street, eastwardly 27 feet 11 inches to the westerly margin of Capitol Boulevard; thence with the westerly margin of said Boulevard northwardly 146 feet 1 1/2 inches to the southeast corner of the property conveyed to the Standard Property and Investment Company by deed from Elizabeth R. Eakin of record in Book 508, page 541, Register's Office for Davidson County, Tennessee; thence with said Company's southerly line westerly 26 feet 11 inches; thence southwardly and parallel with the westerly margin of Capitol Boulevard 11 feet 1 1/2 inches to the northeast corner of the Castner Knott Building; thence westwardly and parallel with the northerly margin of Church Street, 1 foot to a point 1 foot West of the eastern edge of the wall of the Castner Knott Building; thence southwardly and parallel with the westerly margin of Capitol Boulevard 135 feet to the beginning.

The foregoing tract also herein, described as follows:

Being a tract or parcel of land located in the Central Business Improvement District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the Westerly side of Church Street between Seventh Avenue North and Anne Dallas Dudley Boulevard, being part of Lot No. 125 on the plan of the original Town of Nashville, not of record, and being more particularly described according to a ALTA/ACSM Land Title Survey, by Judy L. Judson, Tennessee Registered Land Surveyor, of Barge Design Solutions, Inc., License No. 1935, dated June 6, 1996, last revised January 24, 2020, as follows:

Beginning at the point of intersection of the northerly Right-of-Way of Seventh Avenue North and the westerly Right-of-Way of Church Street;

Thence, with said northerly Right-of-Way of Seventh Avenue North, N 27° 21' 02" W 146.28 feet to a point;

Thence leaving said Right-of-Way with the easterly property line of Nashville Hospitality, LLC of record in Instrument No. 20120828-0077492, R.O.D.C., N 62° 38' 59" E 138.82 feet to the southerly Right-of-Way of Anne Dallas Dudley Boulevard;

Thence, with said southerly Right-of-Way of Anne Dallas Dudley Boulevard, S 27° 21' 03" E 146.20 feet to the westerly Right-of-Way of Church Street;

Thence, with said Right-of-Way of Church Street, S 62° 36' 57" W 138.82 feet to the point of beginning;

Containing 20,301 square feet or 0.47 acre, more or less.

Being the same property conveyed to 618 HCK LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deeds of record as Instrument No. 20200131-0011853 and Instrument No. 20200131-0011854, Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Rebecca T. Sandfrey, 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 14, 2023 .

Date

Affiant Signature

12/30/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2021.

Notary's Signature

My Commission Expires: 01/03/2023

Date

Notary's Seal (if on paper.)

