This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1108805 DEEDQC
03/07/2024 02:51:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240307-0016032

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Mortenson Development, Inc. 700 Meadow Lane North Minneapolis, Minnesota 55422	New Owner	093-10-0-403.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ROSE LEGACY, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **MDI THIRD AVENUE NASHVILLE, LLC**, a Minnesota limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract or parcel of land located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 311 3rd Avenue South, Nashville, Tennessee 37201. 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. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 7 day of March, 2024.

GRANTOR:

ROSE LEGACY, LLC, a Tennessee limited liability company

By: _____
Daniela Agnoletti, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Daniela Agnoletti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Rose Legacy, LLC, a Tennessee limited liability company, the within named bargainor, and that she in her capacity as the Sole Member of the Company executed the foregoing instrument for the purposes therein by signing her name in her capacity as Sole Member.

WITNESS my hand and seal, at office in Nashville, Tennessee this 6 day of March, 2024.

M. Catherine Clearwater
Notary Public

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Rey
AFFIANT

Subscribed and sworn to before me, this 6 day of March, 2024.

M. Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

[Legal Description]

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 2 & 3 of the Map of Kirkman's Subdivision, as of record in Plat Book "R", Page 460, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a pk nail set in the westerly right-of-way line of 3rd Avenue South, at a corner common with the property of Druary Nashville, LLC, as of record in Instrument Number 20200505-0046686, at the Register's Office of Davidson County, Tennessee, said pk nail being located 162 feet from the intersection with the northerly right-of-way line of Korean Veterans Boulevard.

Thence leaving the westerly right-of-way line of 3rd Avenue South, with the northerly property line of Druary Nashville, LLC, South 62 deg. 36 min. 04 sec. West, 162.00 feet to an iron rod set in the easterly right-of-way line of Almond Street.

Thence with the easterly right-of-way line of Almond Street, North 26 deg 53 min 59 sec West, 61.17 feet to an existing iron rod, at a corner common with Lot 1 of the Consolidation of Lots 4, 5, 6 and part of 7, Ellen Kirkman Plan of Lots, as of record in Instrument Number 20120614-0052158, at the Register's Office for Davidson County, Tennessee, also being the property of HP Nashville, LLC, as of record in Instrument Number: 20120730-0066927, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Almond Street, with the southerly property line of said Lot 1, North 62 deg 42 min 40 sec East, 162.14 feet to a pk nail set in the westerly right-of-way line of 3rd Avenue South; Thence with the westerly right-of-way line of 3rd Avenue South, South 26 deg 46 min 24 sec East, 60.86 feet to the POINT OF BEGINNING. Containing 9,888 square feet to 0.227 acres more or less.

Being the same property conveyed to Rose Legacy, LLC , a Tennessee limited liability company by Quit Claim Deed of record at Instrument No. 20201217-0149503, dated 11/11/2020 and recorded 12/17/2020, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Meghan Osborne, 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 March 7, 2024.

Affiant Signature

3/7/2024
Date

State of Minnesota

County of Hennepin

Sworn to and subscribed before me this 7th day of March, 2024.

Notary's Signature

JEANNE E. POMMIER
Notary Public-Minnesota
My Commission Expires Jan 31, 2025

My Commission Expires: 1-31-2025
Date

Notary's Seal (if on paper)