Karen Johnson Davidson County
Batch# 1122509 DEEDQC
04/12/2024 01:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240412-0026220

This instrument prepared by:	Return to:
Kiersten West White & Case, LLP 111 South Wacker Drive, Suite 5100 Chicago, IL 60606	David Pezza White & Case, LLP 111 South Wacker Drive, Suite 5100 Chicago, IL 60606
Address of New Owner and Send Tax Bills to: Albion Music Row 1501, LLC 1211 West 22nd Street, Suite 408 Oak Brook, Illinois 60523	Map-Parcel Numbers All of 09309021500 All of 09309021400 And a portion of 09309021300

QUITCLAIM DEED

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALBION MUSIC ROW, LLC**, a Delaware limited liability company ("Grantor"), by these presents hereby sells, assigns and quitclaims to **ALBION MUSIC ROW 1501, LLC**, a Delaware limited liability company ("Grantee"), or Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, privileges and easements appurtenant thereto.

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

This is improved property known as 1501 McGavock Street, Nashville, Tennessee 37203.

RECORDING REQUESTED BY
FIRST AMERICAN TITLE CO.
NATIONAL COMMERCIAL SERVICES
1207782

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 12 day of April, 2024.

ALBION MUSIC ROW, LLC,
a Delaware limited liability company

By: _____
Name: Jason Koehn
Title: Authorized Signatory

STATE OF ILLINOIS
COUNTY OF DUPAGE

Before me, Eileen Casler, a Notary Public in and for the State and County aforesaid, personally appeared Jason Koehn, 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 within named grantor and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of March, 2024.

OFFICIAL SEAL
Eileen Casler
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires December 15, 2024

_____
Notary Public

My Commission Expires: December 15, 2024

****

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
AFFIANT

Sworn to and subscribed before me, this 28 day of March, 2024.

_____
Notary Public

My Commission Expires: December 15 2024

OFFICIAL SEAL
Eileen Casler
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires December 15, 2024

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 OF THE FINAL PLAT OF ALBION MUSIC ROW 1503, 1509, 1511, 1515 & 1517 MCGAVOCK STREET, AS OF RECORD IN INSTRUMENT NUMBER 202404100025369, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MCGAVOCK STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF 14TH AVENUE SOUTH;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF MCGAVOCK STREET, WITH THE WESTERLY RIGHT-OF-WAY LINE OF 14TH AVENUE SOUTH, WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 11.93 FEET, THE CENTRAL ANGLE OF WHICH IS 89 DEG 56 MIN 57 SEC, THE RADIUS OF WHICH IS 7.60 FEET, THE CHORD OF WHICH IS SOUTH 72 DEG 11 MIN 00 SEC EAST, 10.74 FEET TO A PK NAIL SET;

THENCE SOUTH 27 DEG 12 MIN 31 SEC EAST, 158.76 FEET TO AN EXISTING PK NAIL AT THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #235;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 14TH AVENUE SOUTH, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #235, SOUTH 62 DEG 39 MIN 31 SEC WEST, 274.25 FEET TO A PK NAIL SET, AT A CORNER COMMON WITH LOT 2 OF SAID ALBION MUSIC ROW, ALSO BEING THE PROPERTY OF ALBION MUSIC ROW, LLC, AS OF RECORD IN INSTRUMENT NUMBER: 20230606-0042819, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #235, WITH SAID LOT 2, NORTH 27 DEG 20 MIN 25 SEC WEST, 166.31 FEET TO A PK NAIL SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MCGAVOCK STREET;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MCGAVOCK STREET, NORTH 62 DEG 38 MIN 41 SEC EAST, 267.04 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO ALBION MUSIC ROW, LLC, AS OF RECORD IN INSTRUMENT NUMBER: 20230606-0042819, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Vincent Tocco, 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 April 12, 2024 (date of document).

Affiant Signature

4-12-2024

Date

State of California

County of San Diego

Sworn to and subscribed before me this 12 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2423444

NOTARY'S SEAL

D. DENNIS
Notary Public - California
San Diego County
Commission # 2423444
My Comm. Expires Oct 25, 2026