Karen Johnson Davidson County
Batch# 1126450 DEEDQC
04/23/2024 03:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240423-0029321

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
401 Commerce Property Partners LLC 2765 Sand Hill Road, Suite 200 Menlo Park, California 94025	093-06-1-134.00	401 Commerce Property Partners LLC 2765 Sand Hill Road, Suite 200 Menlo Park, California 94025 Attention: Kevin Kujawski and Michael Griffin
This instrument prepared by: Holland & Knight LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966		

QUITCLAIM DEED

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 is hereby acknowledged and agreed, **STP PARTNERS, LLC**, a Tennessee limited liability company ("***Grantor***") does hereby quitclaim, transfer and convey unto **401 COMMERCE PROPERTY PARTNERS LLC**, a Delaware limited liability company ("***Grantee***"), its right, title and interest to all of that certain real property more particularly described in Exhibit A, attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "***Property***").

This is improved property located at 401 Commerce Street, Nashville, Davidson County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Stacey Dawson Pavlock
Affiant

Subscribed and sworn to before me this 23rd day of April, 2024.

Notary Public
My Commission Expires: 1/4/2027

ERICA AELYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

WITNESS the execution of this instrument by Grantor as of the day and year first above written.

STP PARTNERS, LLC,
a Tennessee limited liability company

By: Eakin Properties, LLC, a Tennessee limited liability company, its Managing Member

By: John W Eakin
Name: John W. Eakin
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, Claudia Veres, a Notary Public in and for the State and County aforesaid, personally appeared John W. Eakin, 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 Manager of Eakin Properties, LLC, a Tennessee limited liability company, the Managing Member of STP Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager of the Managing Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

Witness my hand and seal this 22nd day of April, 2024.

Claudia Veres
Notary Public
My commission expires: July 7, 2025

CLAUDIA VERES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

EXHIBIT A

The Property

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of the Suntrust Plaza, as of record in Instrument Number: 20050510-0052715, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing pk nail at the intersection of the southerly right-of-way line of Commerce Street and the easterly right-of-way line of 5th Avenue North;

Thence leaving the easterly right-of-way line of 5th Avenue North, with the southerly right-of-way line of Commerce Street, with a curve to the right, along an arc length of 23.53 feet, the central angle of which is 89 deg 52 min 34 sec, the radius of which is 15.00 feet, the chord of which is North 17 deg 33 min 26 sec East, 21.19 feet to an existing pk nail;

Thence North 62 deg 29 min 43 sec East, 11.34 feet to an existing pk nail;

Thence with a curve to the right, along an arc length of 102.05 feet, the central angle of which is 06 deg 25 min 34 sec, the radius of which is 909.93 feet, the chord of which is North 65 deg 42 min 30 sec East, 102.00 feet to an "X" in concrete;

Thence with a curve to the left, along an arc length of 112.15 feet, the central angle of which is 06 deg 25 min 33 sec, the radius of which is 999.99 feet , the chord of which is North 65 deg 42 min 31 sec East, 112.09 feet to a point;

Thence North 62 deg 29 min 30 sec East, 106.06 feet to an "X" on wall;

Thence with a curve to the right, along an arc length of 23.60 feet, the central angle of which is 90 deg 08 min 56 sec, the radius of which is 15.00 feet, the chord of which is South 72 deg 26 min 02 sec East, 21.24 feet to an existing pk nail at the intersection with the westerly right-of-way line of 4th Avenue North;

Thence leaving the southerly right-of-way line of Commerce Street, with the westerly right-of-way line of 4th Avenue North, South 27 deg 21 min 34 sec East, 116.19 feet to an existing pk nail, at a corner common with Lot 2 of said Suntrust Plaza, also being the property of Grand Ole Opry, LLC, as of record in Instrument Number: 20070507-0054626, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of 4th Avenue North, with the northerly property line of said Lot 2, South 62 deg 50 min 32 sec West, 81.80 feet to an existing pk nail;

Thence South 27 deg 09 min 28 sec East, 14.50 feet to an existing pk nail;

Thence South 62 deg 50 min 22 sec West, 279.33 feet to an existing pk nail in the easterly right-of-way line of 5th Avenue North;

Thence with the easterly right-of-way line of 5th Avenue North, North 27 min 21 min 44 sec West, 140.58 feet to the **POINT OF BEGINNING**. Containing 52,535 square feet or 1.206 acres more or less.

Being the same property conveyed to STP Partners, LLC, a Tennessee limited liability company, as of record in Instrument Number: 20050608-0065696, at the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 4/22/2024

Bainbridge Dillion
Affiant Signature

Date: 4/23/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of April, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 4/23/2024

Notary's Seal

