This instrument prepared by
and after recording return to:
Jordan McCarthy, Esq.
Dentons US LLP
233 S. Wacker Drive, Suite 5900
Chicago, IL 60606

Address New Owner as follows:
Nashville Phase III Property Holder 3 LLC
c/o AJ Capital Partners
429 Chestnut Street
Nashville, TN 37203

Send tax bills to:
(same as New Owner)

Karen Johnson Davidson County
Batch# 1147177 DEEDQC
06/14/2024 08:42:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240614-0044530

Map Parcel Number(s):

Tract 1: 105-07-0-041.00	(0 Humphrey St.)
Tract 2: 105-07-0-042.00	(447 Humphreys St.)
Tract 3: 105-07-0-043.00	(449 Humphreys St.)
Tract 4: 105-07-0-044.00	(451 Humphreys St.)
Tract 5: l05-07-0-123.00	(441 Humphreys St.)
Tract 6: 105-07-0-118.00	(1230 Martin St.)
Tract 7: 105-07-0-117.00	(1232 Martin St.)
Tract 8: 105-07-0-119.00	(1309 Brown St.)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 11th day of June, 2024.

STEPHANIE DENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Comm. Expires: May 3, 2027

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **NASHVILLE PHASE III PROPERTY HOLDER LLC**, a Delaware limited liability company, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey all its right, title and interest to **NASHVILLE PHASE III PROPERTY HOLDER 3 LLC**, a Delaware limited liability

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of June 13, 2024.

GRANTOR:

NASHVILLE PHASE III PROPERTY HOLDER LLC,
a Delaware limited liability company

By: NASHVILLE PHASE III INTERMEDIATE CO LLC,
a Delaware limited liability company
Its: Sole Member and Manager

By: NASHVILLE PHASE III LLC,
a Delaware limited liability company
Its: Sole Member and Manager

By: AJ PHASE III MANAGER LLC,
a Delaware limited liability company
Its: Manager

By: ADVENTUROUS JOURNEYS MANAGER LLC,
an Illinois limited liability company,
Its: Sole Member and Manager

By: _____
Name: Benjamin J. Weprin
Title: Manager

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Benjamin Weprin, 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 Manager of Adventurous Journeys Manager LLC, the sole member and manager of AJ Phase III Manager LLC, the manager of Nashville Phase III LLC, the sole member and manager of Nashville Phase III Intermediate Co LLC, the sole member and manager of Nashville Phase III Property Holder LLC, the within named Grantor, a Delaware limited liability company, and that he as such Manager, being 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 Manager.

Witness my hand and seal, at office in Nashville, Tennessee, the 11th day of June, 2024.

My Commission Expires: May 3, 2027

_____ Notary Public

STEPHANIE DENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1: (0 HUMPHREYS STREET)

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE; ALSO BEING THE EAST HALF OF LOT 45, THE WEST 42.5 FEET OF LOT 49, AND ALL OF LOTS 46, 4 7 AND 48 ON THE PLAN OF HUMPHREY, HOUSTON AND MARTIN ADDITION TO SOUTH NASHVILLE OF RECORD IN BOOK 36, PAGE 117 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF HUMPHREYS STREET, 50 FEET IN WIDTH, AND BROWN STREET, 50 FEET IN WIDTH;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF HUMPHREYS STREET, SOUTH 81 DEG 56 MIN 53 SEC EAST, 217 .29 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY CONVEYED TO SNAP HOUSING CORPORATION OF RECORD IN BOOK 6676, PAGE 343;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY OF HUMPHREYS STREET WITH THE WESTERLY LINE OF SAID SNAP HOUSING CORPORATION, SOUTH 7 DEG 13 MIN 36 SEC WEST, 150.01 FEET TO AN EXISTING IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 187, 15 FEET IN WIDTH;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF ALLEY NUMBER 187, NORTH 82 DEG 00 MIN 09 SEC WEST, 218.19 FEET TO AN EXISTING IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF BROWN STREET;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF BROWN STREET, NORTH 7 DEG 34 MIN 12 SEC EAST, 150.21 FEET TO THE POINT OF BEGINNING, CONTAINING 32,684 SQUARE FEET OR 0.750 ACRES MORE OR LESS.

BEING A PART OF THE PROPERTY CONVEYED TO NASHVILLE PHASE III PROPERTY HOLDER, LLC OF RECORD IN INSTRUMENT NUMBER 20210902-0118476 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACTS 2, 3, & 4: (447, 449 & 451 HUMPHREYS STREET)

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE; ALSO BEING THE EAST HALF OF LOT 44, AND ALL OF LOTS 41, 42 AND 43 ON THE PLAN OF HUMPHREY, HOUSTON AND MARTIN ADDITION TO SOUTH NASHVILLE OF RECORD IN BOOK 36, PAGE 117 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HUMPHREYS STREET, 50 FEET IN WIDTH, AND BROWN STREET, 50 FEET IN WIDTH;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF BROWN STREET, SOUTH 7 DEG 34 MIN 12 SEC WEST, 150.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 187, 15 FEET IN WIDTH;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF ALLEY NUMBER 187, NORTH 81 DEG 49 MIN 18 SEC WEST, 174.95 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH 455 HUMPHREYS TOWNHOMES, MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20200306-0025325;

THENCE WITH THE EASTERLY LINE OF SAID 455 HUMPHREYS TOWNHOMES, NORTH 7 DEG 32 MIN 53 SEC EAST, 149.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HUMPHREYS STREET;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF HUMPHREYS STREET, SOUTH 81 DEG 56 MIN 53 SEC EAST, 175.00 FEET TO THE POINT OF BEGINNING; CONTAINING 26,229 SQUARE FEET OR 0.602 ACRES MORE OR LESS.

BEING A PART OF THE PROPERTY CONVEYED TO NASHVILLE PHASE III PROPERTY HOLDER, LLC OF RECORD IN INSTRUMENT NUMBER 20210902-0118476, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 5: (441 HUMPHREYS STREET)

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF HUMPHREYS STREET, 50 FEET IN WIDTH, AND BROWN STREET. 50 FEET IN WIDTH;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF BROWN STREET, SOUTH 7 DEG 34 MIN 12 SEC WEST, 150.21 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 187, 15 FEET IN WIDTH;

THENCE CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF BROWN STREET, CROSSING ALLEY NUMBER 187, SOUTH 7 DEG 08 MIN 33 SEC WEST, 15.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 187, SOUTH 82 DEG 00 MIN 09 SEC EAST. 2 16. 83 FEET TO THE WESTERLY LINE OF ALLEY NUMBER 1801, 15 FEET IN WIDTH;

THENCE WITH THE WESTERLY LINE OF ALLEY NUMBER 1801, SOUTH 7 DEG 17 MIN 56 SEC WEST, 225.61 FEET TO AN EXISTING IRON ROD AT A COMER COMMON WITH LOT 1 ON THE RESUBDIVISION OF A PORTION OF BLOCK F, MERRITT HAGAN LAND OF RECORD IN BOOK 5210, PAGE 19;

THENCE WITH THE NORTHERLY LINE OF LOT 1, NORTH 82 DEG 59 MIN 12 SEC WEST, 216.11 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY CONVEYED TO NASHVILLE PHASE I PROPERTY HOLDER LLC OF RECORD IN INSTRUMENT NUMBER 20190311-0022036;

THENCE WITH THE EASTERLY LINE OF SAID PROPERTY CONVEYED TO NASHVILLE PHASE I PROPERTY HOLDER LLC ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF BROWN STREET, CLOSED BY ORDINANCE NUMBER 72-189, NORTH 7 DEG 07 MIN 15 SEC EAST, 229.33 FEET TO THE POINT OF BEGINNING, CONTAINING 49,238 SQUARE FEET OR 1.130 ACRES MORE OR LESS.

BEING A PART OF THE PROPERTY CONVEYED TO NASHVILLE PHASE III PROPERTY HOLDER, LLC OF RECORD IN INSTRUMENT NUMBER 20210902-0118476, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACTS 6 & 7: (1230 & 1232 MARTIN STREET)

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF MARTIN STREET, WIDTH VARIES, AND THE SOUTHERLY RIGHT-OF-WAY OF ALLEY NUMBER 187, 15 FEET IN WIDTH;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ALLEY NUMBER 187, SOUTH 81 DEG 49 MIN 18 SEC EAST, 198.44 FEET TO A COMER COMMON WITH THE PROPERTY CONVEYED TO NASHVILLE PHASE I PROPERTY HOLDER LLC OF RECORD IN INSTRUMENT NUMBER 20 L 903 L L-0022036; THENCE WITH THE WESTERLY LINE OF SAID PROPERTY CONVEYED TO NASHVILLE PHASE I PROPERTY HOLDER LLC, SOUTH 7 DEG 15 MIN 28 SEC WEST, 98.70 FEET TO A COMER COMMON WITH LOT 1 ON THE RESUBDIVISION OF THE HAGAN AND MERRITT LANDS, WESTERLY HALF OF BLOCK "G", OF RECORD IN INSTRUMENT NUMBER 20141028-0099409;THENCE WITH THE SOUTHERLY LINE OF SAID LOT 1, NORTH 82 DEG 11 MIN 51 SEC WEST, 198.60 FEET TO THE EASTERLY RIGHT-OF-WAY OF MARTIN STREET; THENCE WITH THE EASTERLY RIGHT-OF-WAY OF MARTIN STREET, NORTH 7 DEG 21 MIN 39 SEC EAST, 100.00 FEET TO THE POINT OF BEGINNING; CONTAINING 19,722 SQUARE FEET OR 0.453 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE PHASE III PROPERTY HOLDER, LLC, OF RECORD IN INSTRUMENT NUMBER 20210902-0118478, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 8: (1309 BROWN STREET)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND
DESCRIBED AS FOLLOWS:

LAND SITUATED AT THE SOUTH END OF BROWN STREET AND ON THE SOUTH SIDE OF ALLEY # 187, IN THE 17TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING PART OF BLOCK "H" ON THE PLAN OF HAGAN & MERRITT LANDS, AS RECORDED IN MINUTE BOOK N, PAGE 241, COUNTY COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED 5/8" IRON ROD (NEW) AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BROWN STREET (THIS SECTION ABANDONED) AND THE SOUTH RIGHT OF WAY LINE OF ALLEY#l87;

1. THENCE, WITH THE EAST RIGHT OF WAY LINE OF BROWN STREET (THIS SECTION ABANDONED), S 07°05'21" W, A DISTANCE OF 229.33 FEET TO A 5/8" IRON ROD (OLD);
2. THENCE, WITH THE NORTH LINE OF THE LAND DEEDED TO BAC PROPERTIES, LLC BY DEED RECORDED AS INSTRUMENT #200808290089113, R.O.D.C., TENNESSEE AND WITH THE NORTH LINE OF THE LAND DEEDED TO CHARLES E. WILLIAMS BY DEED RECORDED IN BOOK 5033, PAGE 936, R.O.D.C., TENNESSEE, N 83°32'54" W, A DISTANCE OF 225.48 FEET TO A CAPPED 5/8" IRON ROD (NEW);

3. THENCE, WITH THE EAST LINE OF THE LAND DEEDED TO L VH, LLC BY DEED RECORDED AS INSTRUMENT #201309300102375, R.O.D.C., TENNESSEE AND WITH THE EAST LINE OF THE LAND DEEDED TO WILLIAM T. CHAPMAN, IV, TRUSTEE BY DEED RECORDED AS INSTRUMENT #201308120084509, R.O.D.C., TENNESSEE, N 07°13'38" E, A DISTANCE OF 236.00 FEET TO A CAPPED 5/8" IRON ROD (NEW) ON THE SOUTH RIGHT OF WAY LINE OF ALLEY#l87;

4. THENCE, WITH THE SOUTH RIGHT OF WAY OF ALLEY# 187, S 81 °51 '08" E, A DISTANCE OF 224.94 FEET TO THE POINT OF BEGINNING.

BEING A PART OF THE PROPERTY CONVEYED TO NASHVILLE PHASE III PROPERTY HOLDER LLC OF RECORD IN INSTRUMENT NO. 20231113-0088094, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Theresa Rouse Keneard, 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 **June 13, 2024.**

Theresa Rouse Keneard
Affiant Signature

June 13, 2024
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this **13th** day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JUANITA CHANDLER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 21, 2025