Karen Johnson Davidson County
Batch# 1171550 DEEDQC
08/19/2024 07:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240819-0063250

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Cumberland Partners I, LLC c/o T2 Acquisitions, LLC 120 North Hale Street Suite 300 Wheaton, IL 60187	Map/Par. 093-06-2-069.00	Cumberland Partners I, LLC c/o T2 Acquisitions, LLC 120 North Hale Street Suite 300 Wheaton, IL 60187
This instrument prepared by: Maynard Nexsen PC 1901 Sixth Avenue North, Suite 1700, Birmingham, Alabama 35203 Attn: David W. Morton		

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 all of which are hereby acknowledged, **LOFTS 160 NASHVILLE LP**, a Delaware limited partnership (the "Grantor"), does quitclaim unto **CUMBERLAND PARTNERS I, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated by reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

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

This is improved property located at: 160 2nd Avenue North, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant:

Subscribed and sworn to before me this 16th day of August, 2024.

Notary Public
My Commission Expires: 2-24-2025

TINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2657002.v2

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth below, to be effective as of August 16, 2024.

GRANTOR:

LOFTS 160 NASHVILLE LP
By: Lofts 160 Nashville GP LLC, its General Partner

By:_____
Chris Galligan, Vice President

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Chris Galligan, the Vice President of Lofts 160 Nashville GP LLC, a Delaware limited liability company, the general partner of Lofts 160 Nashville LP, a Delaware limited partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as such Vice President executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Chris Galligan, as such Vice President.

Witness my hand and official seal this 12 day of August, 2024.

My Commission Expires:
5/3/2025

Kimberly Cain
Notary Public

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Cain, NOTARY PUBLIC
Montgomery County
My Commission Expires 05/03/2025
Commission Number 1393500

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the easterly margin of Second Avenue North, between Broad Street and Church Street and being a part of Lot 13 on the Plan of the Original Town of Nashville, not of record, being more particularly described as follows:

Beginning at a point in the easterly margin of Second Avenue North, said point being southerly 311.99 feet along said margin from the southerly margin of Church Street;

Thence, leaving said margin with the south line of Rhea Building, LLC and Music City, LLC, Et Al, of record in Instrument No. 20020605-0068176, Register's Office for Davidson County, Tennessee, (R.O.D.C.T.), N 62 deg. 08 min. 00 sec. E, 208.91 feet to a point in the west margin of First Avenue North;

Thence, with said margin, S 27 deg. 07 min. 00 sec. E, 85.00 feet to a point;

Thence, leaving said margin with the north line of Howard and Manis Enterprises, Inc. of record in Book 9600, Page 755, R.O.D.C.T., S 62 deg. 08 min. 04 sec. W, 209.17 feet to a point in the east margin of Second Avenue North;

Thence, with said margin, N 26 deg. 56 min. 20 sec. W, 85.00 feet to the Point of Beginning.

Containing 17,767 square feet or 0.41 acres, more or less.

Being the same property conveyed to Lofts 160 Nashville LP, by quitclaim deed from Lofts at 160, LLC, of record as Instrument No. 20161130-0125418, dated November 30, 2016, said Register's Office.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 August 16, 2024 (date of document).

Affiant Signature

August 16, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of August, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON