This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 1218399 DEEDQC
12/19/2024 12:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241219-0098762

QUITCLAIM DEED

FROM: MTP VOORHEES – 700 8TH AVE SOUTH, LLC, Grantor

TO: MTP – PASEO PHASE III LAND, LLC, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
MTP – Paseo Phase III Land, LLC c/o SomeraRoad Inc One Hanover Square New York, NY 10004	MTP – Paseo Phase III Land, LLC c/o SomeraRoad Inc One Hanover Square New York, NY 10004	09314060900

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 the 12th day of December 2024.

SAMANTHA BIRDSALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public
My Commission Expires: 9-8-2025

FOR AND IN CONSIDERATION OF the sum of the terms hereof and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MTP Voorhees – 700 8th Ave South, LLC, a Delaware limited liability company ("Grantor"), does convey and forever quitclaim unto

MTP – PASEO PHASE III LAND, LLC, a Delaware limited liability company ("Grantee"), its heirs, successors and assigns, all of Grantor's interest and all other rights and title to a certain portion of Parcel ID#:09314022600 of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this 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 instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 18th day of November 2024.

GRANTOR:

MTP VOORHEES – 700 8TH AVE SOUTH, LLC, a Delaware limited liability company

By: Fergus Campbell
Title: Authorized Signatory

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

Before me, Michelle R. Battles, a Notary Public of said County and State, personally appeared Fergus Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized signatory (or other officer authorized to execute the instrument) of MTP VOORHEES – 700 8TH AVE SOUTH, LLC, the within named bargainor, a Delaware limited liability company, and that Fergus Campbell as such authorized signatory executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by himself as authorized signatory.

Witness my hand and seal, at New York, New York, this 18th day of November, 2024.

Notary Public
My Commission Expires: 02/21/2027

MICHELLE R BATTLES
Notary Public - State of New York
NO. 01BA0001806
Qualified in Bronx County
My Commission Expires Feb 21, 2027

EXHIBIT A

PROPERTY DESCRIPTION

Portion of Parcel ID#:09314022600 to be transferred to Parcel ID#:09314060900

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 2 of Voorhees & Paseo Phase III Land, plat pending, and being more particularly described as follows;

Beginning at a point at a corner common with Lot 1 of said Voorhees & Paseo Phase III Land, in the southerly property line of Lot 1 of 620 8th Ave South, LLC, as of record in Instrument Number: 20220506-0052370, at the Register's Office for Davidson County, Tennessee, also being the property of 620 8th Avenue Ground Owner, LLC, as of record in Instrument Number: 20220211-0015913, at the Register's Office for Davidson County, Tennessee, said point being located North 88 deg 02 min 24 sec East, 135.29 feet from the easterly right-of-way line of 8th Avenue South, along the southerly property line of said Lot 1 of said 620 8th Ave South, LLC;

Thence with the southerly property line of Lot 1 of said 620 8th Ave South, LLC, North 88 deg 02 min 24 sec East, 8.34 feet to an existing pk nail;

Thence with a line through said Lot 2, South 01 deg 54 min 23 sec East, 145.21 feet to an existing pk nail in the northerly right-of-way line of Alley #196, to be abandoned;

Thence with the northerly right-of-way line of Alley #196, to be abandoned, South 88 deg 17 min 46 sec West, 8.34 feet to a point in the easterly property line of said Lot 1 of said Voorhees & Paseo Phase III Land;

Thence leaving the northerly right-of-way line of Alley #196, to be abandoned, with the easterly property line of said Lot 1 of said Voorhees & Paseo Phase III Land, North 01 deg 54 min 23 sec West, 145.17 feet to the **POINT OF BEGINNING**. Containing 1,211 square feet or 0.028 acres more or less.

Being part of the same property conveyed to MTP Voorhees – 700 8th Ave South, LLC as of record in Instrument number 20191218-0130570, at the Register's office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sherri Davis a/k/a Sherri Doulin, 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 December 12, 2024**

Affiant Signature

December 16, 2024
Date

State of New York

County of New York

On the 17th day of Dec., in the year 2024 Personally appeared before me, Kenneth R. Wong a notary public for this county and state, Sherri Davis a/k/a Sherri Doulin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____
Notary' Seal (if on paper)

Kenneth R. Wong
Notary Public, State of New York
No. 01WO4967932
Qualified in New York County
Commission Expires 06-11-2026