THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO: Laurence M. Papel Nelson Mullins Riley & Scarborough LLP 1222 Demonbreun Street, Suite 1700 Nashville, Tennessee 37203	Karen Johnson Davidson County Batch# 1218854 DEEDQC 12/26/2024 08:53:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20241226-0099392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.

Affiant

ADRIENNE GOLENKO
Notary Public - State of New York
NO. 01GO0009566
Qualified in Suffolk County
My Commission Expires Jun 14, 2027

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

Adrienne Golenko
Notary Public

My commission expires: June 14, 2027

QUITCLAIM DEED

Property Owner Address:	**Send Tax Bills to:**	**Map & Parcel No.:**
GFDDT Nashville Broadway, LLC 910 S Acadian Thruway Baton Rouge, LA 70806 Attention: Robert Daigrepont, Jr.	Same	93-6-4-1.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Laurence M. Papel, Trustee ("***Grantor***"), for himself and his successors and assigns, hereby releases, quitclaims and conveys to GFDDT Nashville Broadway, LLC, a Delaware limited liability company ("***Grantee***"), any right, title and interest of Grantor in and to that certain improved real property known as 322 Broadway, Nashville, Davidson County, Tennessee, more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, together with all the rights, privileges, easements, servitudes, rights-of-way and appurtenances thereunto belonging (the "***Property***").

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect the Property.

4922-1941-2485 v.1

SIGNATURE PAGE
TO
QUITCLAIM DEED

IN WITNESS WHEREOF, Grantor has executed this instrument on December 12, 2024.

GRANTOR:

Laurence M. Papel, Trustee

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Laurence M. Papel, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal his day this 12th day of December 2024.

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission Expires: July 7, 2027

4922-1941-2485 v.1

EXHIBIT A

Description of the Property

Tax Map 93-06 Parcel 1.00

Being a parcel of land in the 19th Councilmanic District within the Central Business Improvement District, in Metropolitan Nashville-Davidson County, Tennessee, generally located in the Northeast quadrant of the intersection of Broadway (U.S. Highway 70) and Fourth Avenue North, being a part of Lot No. 57 as shown on the plan of the original town of Nashville, not of record, and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly right-of-way line of Broadway and the easterly right-of-way line of Fourth Avenue North;

THENCE, with said easterly right-of-way line of Fourth Avenue North, N 27° 20' 50" W, 130.44 feet to the southwest corner of an alley dedicated by plat of record in Book 6050, page 539, R.O.D.C.;

THENCE, leaving said easterly right-of-way line of Fourth Avenue North with the southerly line of said alley, N 62° 32' 31" E, 66.10 feet to a common corner with 320 Broadway Partners, LLC of record in Instrument No. 20151217-0126874, R.O.D.C.;

THENCE, leaving said alley with 320 Broadway Partners, LLC, S 26° 50' 05" E, passing the northwest corner of O.I.C. 320 Broadway Condo of record in Instrument No. 20051230-0157047, R.O.D.C., in all a total distance of 130.50 feet to the northerly right-of-way line of Broadway;

THENCE, leaving O.I.C. 320 Broadway Condo with the northerly right-of-way of Broadway, S 62° 35' 42" W, 67.21 feet to the POINT OF BEGINNING.

Containing 8,697 Square Feet or 0.20 Acre, more or less;

This new description was written because a different basis of bearings was used to orient the survey to the Tennessee State Plane Grid North.

Being the same property conveyed to Laurence M. Papel, Trustee, by deeds of record in Book 8479, Page 668 and Book 9203, Page 254, in the Register's Office for Davidson County, Tennessee.

4922-1941-2485 v.1

Tennessee Certification of Electronic Document

I, Lisa Zicchinella, 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 (date of document).

Affiant Signature

12-16-2024
Date

State of New York
County of New York

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

Notary's Signature

ADRIENNE GOLENKO
Notary Public - State of New York
NO. 01GO0009566
Qualified in Suffolk County
My Commission Expires Jun 14, 2027