Karen Johnson Davidson County
Batch# 1239686 DEEDQC
02/21/2025 02:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250221-0013137

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

ROPES & GRAY LLP
1211 AVENUE OF THE AMERICAS
NEW YORK, NY 10036-8704
ATTENTION: CHRISTOPHER T. POGGI, ESQ.

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QUITCLAIM DEED

THIS QUITCLAIM DEED, made, entered into and effective as of the 20th day of February, 2025, by **BROADCAST MUSIC, LLC**, a Delaware limited company (f/k/a Broadcast Music, Inc., a Delaware Corporation) ("***Grantor***"), and **BROADCAST MUSIC, INC.**, a Delaware corporation (f/k/a Broadcast Music Parent, Inc., a Delaware Corporation) ("***Grantee***").

W I T N E S S E T H:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor does hereby quitclaim, transfer and convey unto Grantee all of Grantor's right, title and interest in and to the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee; to wit (the "***Property***"):

> Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on L.H. Lanier, Jr.'s plan as of record in book no. 57, page 157, Register's Office for Davidson County, Tennessee.
>
> Said Lots Nos. 1 and 2 front together 100 feet on the easterly side of 16th Avenue, South, formerly Belmont Avenue, and extend back between parallel lines with the northerly margin of Sigler Street, 168 feet to an alley.
>
> Being a part of the property conveyed to E.E. Wilson, Trustee, by will of Ethel Wilson Cavill, deceased, as of record in will book 75, page 315, County Court Clerk's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Grantor by that certain Warranty Deed from E.E. Wilson, Trustee, dated December 14, 1962, and recorded in Book

104, Page 64 (37981) in the Register's Office of Davidson County, Tennessee ("***Prior Deed (37981)***").

THIS CONVEYANCE IS SUJBECT TO ALL MATTERS OF RECORD, INCLUDING, WITHOUT LIMITATION, THOSE RESTRICTIONS SET FORTH IN THE PRIOR DEED (37981).

[No further text appears on this page.]

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Quitclaim Deed on the day and year first above written.

Grantor:

BROADCAST MUSIC, LLC,
a Delaware limited company (f/k/a Broadcast Music, Inc., a Delaware Corporation)

By: Michael O'Neill

Name: Michael D. O'Neill

Title: President

STATE OF New York

COUNTY OF New York

Before me, Revi-ruth Enriquez Cohen, a Notary Public in and for the State and County aforesaid, personally appeared Michael D. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial stamp or seal this 18th day of February in the year 2025.

REVI-RUTH ENRIQUEZ COHEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02EN6370985
Qualified in New York County
Commission Expires February 12, 2026

Revi-ruth Enriquez Cohen
Notary Public

RECORDING DATA ONLY

Property Address:
This is improved real property known as:
10 Music Square East, Nashville, Tennessee.

Name and Address of Property Owner:

BROADCAST MUSIC, INC.
(f/k/a Broadcast Music Parent, Inc.)
7 World Trade Center
250 Greenwich Street
New York, New York 10007

Tax Identification No.:

No. 093-13-0-169.00

Name and Address of the Person or Entity Responsible for Payment of the Real Property Taxes:

BROADCAST MUSIC, INC.
(f/k/a Broadcast Music Parent, Inc.)
7 World Trade Center
250 Greenwich Street,
New York, New York 10007

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer is $0.00.

BROADCAST MUSIC, INC., a Delaware corporation (f/k/a Broadcast Music Parent, Inc., a Delaware Corporation)

By: _____

Name: Stuart Rosen

Title: Chief Legal Officer

SUBSCRIBED AND SWORN TO before me this 18th day of February 2025.

_____

Notary Public

REVI-RUTH ENRIQUEZ COHEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02EN6370985
Qualified in New York County
Commission Expires February 12, 2026

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Rhonda Anderson, 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 February 20, 2025 (date of document).

Rhonda Anderson
Affiant Signature

February 21, 2025
Date

State of New York

County of New York

Sworn to and subscribed before me this 21 day of February, 2025.

Jorge Gamboa
Notary's Signature

MY COMMISSION EXPIRES: 08-07-2026

NOTARY'S SEAL

JORGE GAMBOA
Notary Public, State of New York
No. 01GA6046289
Qualified in New York County
Commission Expires 08/07/2026