Karen Johnson Davidson County
Batch# 1239686 DEEDQC
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Fees: $27.00 Taxes: $0.00
20250221-0013139

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.

_____Space Above This Line for Recording Data_____

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***"):

> Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee located in the northwesterly quadrant of the intersection of Music Circle East and Music Circle North and being more particularly described as follows:
>
> BEGINNING at an iron pin in the northerly right-of-way line of Music Circle North, said iron pin being N 81° 44' 01" W, 127 feet more or less from the center line of Music Circle East;
>
> THENCE, leaving said right-of-way with the easterly line of property conveyed to Broadcast Music Inc. by deed of record in Book 3466, Page 359, R.O.D.C., N 08° 52' 07" E, 173.47 feet to an iron pin in the southerly right-of-way line of Alley No. 421;
>
> THENCE, with said right-of-way line the following calls:

S 81° 59' 08" E, 50.00 feet to a point;

N 08° 52' 08" E, 3.52 feet to a point;

S 81° 46' 00" E, 38.13 feet to a point:

with a curve to the right 23.85 feet to a point in the westerly right-of-way line of Music Circle East, said curve having a central angle of 91° 05' 00", a radius of 15.00 feet, a tangent of 15.29 feet, and a chord of S 36° 13' 30" E, 21.41 feet;

THENCE, with a said right-of-way line S 09° 19' 00" W, 149.45 feet to a point;

THENCE, continuing with said right-of-way line with a curve to the right 19.81 feet to a point in the northerly right-of-way line of Music Circle North, said curve having a central angle of 88° 56' 59", a radius of 12.76 feet, a tangent of 12.53 feet, and a chord of S 53° 47' 29" W, 17.88 feet;

THENCE, with said right-of-way line N 81° 44' 01" W, 89.50 feet to the point of beginning.

Containing 17,938 square feet or 0.41 acres more or less.

Being the same property conveyed to Country Music Foundation, Inc. by deed of record in Book 5783, page 355, Register's Office of Davidson County, Tennessee. The above legal description is derived from the Property Line Survey entitled "Country Music Foundation - 4 Music Square East" dated July 20, 1993 prepared by Mark E. Sawyer, Tennessee Registered Land Surveyor No. 1649 and bearing file no. 13560-00. Such surveyor's address is Barge, Waggoner, Sumner and Cannon, 162 Third Avenue North, Nashville, Tennessee 37201.

Being that same property conveyed to Grantor by that certain General Warranty Deed from Country Music Foundation, Inc., a Tennessee not-for-profit corporation, dated July 22, 1993 and recorded in Book 9022, Pages 90-93 (43766) in the Register's Office of Davidson County, Tennessee ("***Prior Deed (43766)***").

THIS CONVEYANCE IS SUJBECT TO ALL MATTERS OF RECORD, INCLUDING, WITHOUT LIMITATION, THOSE RESTRICTIONS SET FORTH IN THE PRIOR DEED (43766).

[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

REVI-RUTH ENRIQUEZ COHEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02ENG370985
Qualified in New York County
Commission Expires February 12, 2026

RECORDING DATA ONLY

Property Address:
This is improved real properties known as:
0 Music Cir N., Nashville, TN;
2 Music Cir N., Nashville, TN; and
4 Music Cir N., Nashville, TN;

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 Nos.:

No. 093-13-0-239.00
No. 093-13-0-240.00
No. 093-13-0-241.00

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