Karen Johnson Davidson County
Batch# 1239686 DEEDQC
02/21/2025 02:43:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250221-0013140

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***"):

> Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Division Street between Music Square East and Music Circle East, being Lot No. 1 as shown on the plan of Edgehill Estates, Section Forty-Five as of record on Book 4470, Page 18, R.O.D.C., Lot Nos. 1, 2, 3, and 4 as shown on the plan of Woodard Subdivision as of record in Book 421, Page 20, R.O.D.C. and a part of the L.H. Lanier, Jr.'s Subdivision plan as of record in Book 57, Page 157, R.O.D.C. and including portions of Alley Nos. 421 and 438 closed by Ordinance No. 73-492 of the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Division Street, said point being easterly 37.12 feet along said right-of-way from the easterly right-of-way of Music Square East extended;

THENCE, with said southerly right-of-way line, S 81° 46' 00" E, 509.29 feet to an iron pin;

THENCE, with a curve to the right 39.75 feet to the westerly right-of-way line of Music Circle East, said curve having a central angle of 91° 05' 00", a radius of 25.00 feet, a tangent of 25.48 feet and a chord of S 36° 13' 30" E, 35.69 feet;

THENCE, with said right-of-way line, S 09° 19' 00" W, 134.84 feet to an iron pin;

THENCE, continuing with said line with a curve to the right 23.28 feet to the northerly right-of-way line of Alley No. 421, said curve having a central angle of 88° 55' 00", a radius of 15.00 feet, a tangent of 14.72 feet and a chord of S 53° 46' 30" W, 21.00 feet;

THENCE, with said right-of-way line, N 81° 46' 00" W, 239.08 feet;

THENCE, S 07° 56' 35" W, 6.97 feet to the centerline of said alley;

THENCE, with said centerline, N 82° 03' 25" W, 95.45 feet;

THENCE, S 08° 26' 06" W, 7.45 feet to the southwest terminus of the southerly right-of-way line of said Alley 421;

THENCE, with the northerly line of Lot No. 7 as shown on the plan of L.H. Lanier Jr.'s Subdivision plan as of record in Book 57, Page 157, R.O.D.C., N 82° 03' 25" W, 32.00 feet to a P.K. Nail;

THENCE, with the westerly line of said Lot No. 7, S 11° 38' 40" W, 33.69 feet;

THENCE, leaving said line with the northerly terminus of Alley No. 438 and the northerly line of Lot No. 3 as shown on said plan, N 82° 00' 03" W, 188.00 feet to an iron pin in the easterly right-of-way line of Music Square East;

THENCE, with said right-of-way line, N 08° 54' 54" E, 199.25 feet;

THENCE, with a curve to the left 45.33 feet to the point of beginning, said curve having a central angle of 20° 19' 02", a radius of 127.82 feet and a chord of N 64° 14' 09" E, 45.09 feet;

Containing 109,709 square feet or 2.52 acres, more or less.

202502210013140

Being a portion of the property conveyed to Country Music Foundation, Inc., by Deed of Record in Book 9110, page 605 and Book 10505, page 657, Register's Office for Davidson County, Tennessee. This property description is derived from the boundary survey dated July 2, 2001 by Barge, Waggoner, Sumner & Cannon, Inc. (William C. Cockrill, a Tennessee registered land surveyor, No. 1401) whose address is 211 Commerce Street, Nashville Tennessee 37201. The Survey File No. is 13560-02.

Being that same property conveyed to Grantor by that certain General Warranty Deed from Country Music Foundation, Inc., dated July 11, 2001 and recorded in the Register's Office of Davidson County, Tennessee with a document identification number of 20010711-0073905 ("***Prior Deed 20010711-0073905)***").

THIS CONVEYANCE IS SUJBECT TO ALL MATTERS OF RECORD, INCLUDING, WITHOUT LIMITATION, THOSE RESTRICTIONS SET FORTH IN THE PRIOR DEED (20010711-0073905).

[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: _____

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, 20 26

_____
Notary Public

RECORDING DATA ONLY

Property Address:
This is improved real property known as:
4 Music Square E., 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 No.:

No. 093-13-0-171.00

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: _____

[Signature Page to Quitclaim Deed – 4 Music Square E., Nashville, TN]

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