Karen Johnson Davidson County
Batch # 1251974 DEEDQC
03/25/2025 12 36 30 PM 5 pgs
Fees $27 00 Taxes $0 00
20250325-0022285

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Mollie Gass, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Paseo T2 Parking, LLC c/o SomeraRoad Inc Attention: Fergus Campbell One Hanover Square New York, New York 10004 Paseo T2 Hotel, LLC c/o SomeraRoad Inc. Attention. Fergus Campbell One Hanover Square New York, New York 10004 Paseo T2 Resi, LLC c/o SomeraRoad Inc. Attention: Fergus Campbell One Hanover Square New York, New York 10004	SomeraRoad Inc. Attention: Fergus Campbell One Hanover Square New York, New York 10004	Map and Parcel: 09314060900

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MTP – PASEO PHASE III LAND, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **PASEO T2 PARKING, LLC**, Delaware limited liability company (a 24.65904% undivided interest), **PASEO T2 HOTEL, LLC**, a Delaware limited liability company (a 29.54561% undivided interest) and **PASEO T2 RESI, LLC**, a Delaware limited liability company (a 45.79534% undivided interest), all as tenants in common (hereinafter, collectively, referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2025 and subsequent years; unpaid assessments;

restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions, prior liens or encumbrances as well as any priority created by a fixture filing, and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of March, 2025.

GRANTOR:

MTP – PASEO PHASE III LAND, LLC,
a Delaware limited liability company

By: _____
Name: Fergus Campbell
Title: Authorized Signatory

STATE OF New York)
)
COUNTY OF New York)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Fergus Campbell, the Authorized Signatory of MTP – PASEO PHASE III LAND, LLC, a Delaware limited liability company, the within-named Owner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name, as the Authorized Signatory of MTP – PASEO PHASE III LAND, LLC, a Delaware limited liability company.

WITNESS my hand, at office, this 27th day of January, 2025.

My Commission Expires:

12/28/2028

_____
Notary Public

KIMBERLY EASLEY
Notary Public - State of New York
NO. 01EA0032067
Qualified in Bronx County
My Commission Expires Dec 18, 2028

STATE OF New York
COUNTY OF New York

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 27th day of January, 2025.

Affiant

Kimberly Easley
Notary Public

My Commission Expires: 12/28/2028

KIMBERLY EASLEY
Notary Public - State of New York
NO 01EA0032067
Qualified in Bronx County
My Commission Expires Dec 18, 2028

EXHIBIT "A"

Legal Description of the Property

Parcel 1:

Being Lot No 2, as shown on the FINAL PLAT OF VOORHEES & PASEO PHASE III LAND, of record in Instrument No. 202412050094614, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description. Being part of the same property conveyed to MTP – Paseo Phase III Land, LLC, a Delaware limited liability company, by deeds from MTP Dev – 620 8th Ave South, LLC, a Delaware limited liability company, of record in Instrument No. 202112200168072 and in Instrument No. 202112200168073, in the Register's Office of Davidson County, Tennessee.

Parcel 2:

Easements appurtenant to Parcel 1, as set forth and defined in that certain Declaration of Easements, Covenants and Restrictions, recorded February 11, 2022, in Instrument No. 202202110015915, in the Register's Office of Davidson County, Tennessee, as amended by that certain First Amendment to Declaration of Easements, Covenants and Restrictions, of record in Instrument No. 20250121-0004672, in the Register's Office of Davidson County, Tennessee

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Address of Property: 701 7th Avenue South, Nashville, Tennessee 37203

Tax Parcel Id: 09314060900