Karen Johnson Davidson County
Batch# 1269027 DEEDQC
05/05/2025 02:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250505-0034942

This Instrument Prepared By and Return To:
BUCHALTER, A PROFESSIONAL CORPORATION
1 Music Circle South, Suite 300
Nashville, TN 37203
Attn: Talbott Ottinger

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1710 Magnolia Blvd, LLC 3201 Trevor Street, Suite 200 Nashville, TN 37209	New Owner	10412034800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SNH/LTA PROPERTIES TRUST, a Maryland real estate investment trust ("Grantor"), has bargained and sold, and by these presents does quitclaim, transfer and convey to 1710 MAGNOLIA BLVD, LLC ("Grantee"), together with Grantee's successors and assigns, certain land located in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 51-53 and part of Lots 48-50 and an unnumbered lot, on the Plan of the Belmont Park Co.'s Addition, as of record in Plat Book 57, Page 156, at the Register's Office for Davidson County, Tennessee, and being more particularly described;

Beginning at an existing iron rod in the southerly right-of-way line of Magnolia Boulevard, at a corner common with the property line of Belmont University, as of record in Instrument Number: 20130308-0023440, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Magnolia Boulevard with the westerly property line of Belmont Magnolia Boulevard with the westerly property line of Belmont University, South 07 deg 01 min 00 sec West, 403.03 feet to a pk nail set;

Thence North 82 deg 07 min 25 sec West, 235.00 feet to a pk nail set in the northerly right-of-way line of Acklen Avenue, at a corner common with the property or Marilinger Limited, Inc., as of record in Deed Book 10943, Page 724, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Acklen Avenue, with the easterly property line of Marilinger Limited, Inc., North 06 deg 54 min 29 sec East, 190.81 feet to an existing iron rod, in the southerly right-of-way line of Magnolia Boulevard;

Thence with the southerly right-of-way line of Magnolia Boulevard, with a curve to the left, along an arc length of 223.76 feet, the central angle of which is 04 deg 28 min 24 sec, the radius of which is 2866.00 fee, the chord of which is North 56 deg 05 min 47 sec East, 223.70 feet to an existing iron rod;

Thence North 53 deg 51 min 35 sec East, 90.89 feet to the POINT OF BEGINNING. Containing 69,118 square feet or 1.587 acres more or less.

Being the same property conveyed to SNH-LTA Properties Trust by deed of record in Instrument No. 20050606-0064554, Register's Office for Davidson County, Tennessee.

[*Remainder of Page Left Intentionally Blank; Signature Page(s) Follow.*]

IN WITNESS WHEREOF, the Grantor named below has executed this Quitclaim Deed to be effective for all purposes as of the 2nd day of May, 2025.

GRANTOR:

SNH/LTA PROPERTIES TRUST,
a Maryland real estate investment trust

By: _____
Christopher Bilotto
Its: President and Chief Executive Officer

STATE OF MASSACHUSETTS)
) **ss.**
COUNTY OF MIDDLESEX)

Before me, Amanda Mahan, a Notary Public in and for the state and county aforesaid, personally appeared Christopher Bilotto, to me known (or proved to me on the basis of satisfactory evidence) to be the President and Chief Executive Officer of SNH/LTA PROPERTIES TRUST, a Maryland real estate investment trust, the within named bargainor, SNH/LTA PROPERTIES TRUEST, a Maryland real estate investment trust, who acknowledged under oath that, being duly authorized so to do, he exected the foregoing instrument for the purposes there in contained on behalf of said company in his capacity as President and Chief Executive Officer of SNH/LTA PROPERTIES TRUST, a Maryland real estate investment trust, of the within named bargainor.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of April, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 8/16/30

AMANDA LOREN MAHAN NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES 08-16-30

BN 88675356v1
PH 4055162.2

STATE OF TENNESSEE)
) **ss.**
COUNTY OF DAVIDSON)

I, W. McClain Towery, the President of **1710 MAGNOLIA BLVD, LLC**, a Tennessee limited liability company ("Affiant-Grantee") hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, is $0.00.

AFFIANT-GRANTEE:

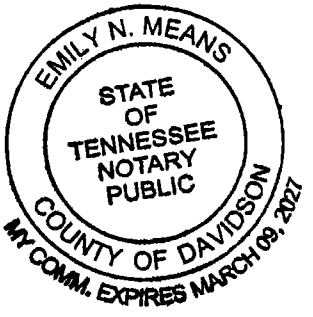
1710 MAGNOLIA BLVD, LLC, a Tennessee limited liability company

By:_____
W. McClain Towery
Its: President

Subscribed and sworn to before me this 1st day of May, 2025.

_____
Notary Public

My Commission Expires: 03/09/2027



Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 05/01/2025 (date of document).

J Spruill

Affiant Signature

05/05/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 2025.

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

