This Instrument Prepared By:
NELSON MULLINS RILEY & SCARBOROUGH LLP
1222 Demonbreun Street
Suite 1700
Nashville, TN 37203
Attn: Laurence M. Papel

Karen Johnson
Batch # 1296940
07/11/2025 02:54:43 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20250711-0054888

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
McGavock Garage, LLC c/o CB Ragland Company 222 2ND Avenue South, Suite 1930 Nashville, TN 37201	New Owner	P/O 093 9 0 340.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nashville Gulch Lifestyle Hotel Owner, LLC**, a Delaware limited liability company ("***Grantor***"), does hereby quitclaim and convey unto **McGavock Garage, LLC**, a Tennessee limited liability company ("***Grantee***"), all of Grantor's right, title and interest in and to the parcel of real estate more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "***Property***"), which is a part of the improved real property located at 118 12th Avenue South, Nashville, Davidson County, Tennessee.

Such Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed, dated and effective as of the 11th day of July 2025.

GRANTOR:

NASHVILLE GULCH LIFESTYLE HOTEL OWNER, LLC a Delaware limited liability company

By: _____

Name: A. Thomas Leonhard, Jr.
Title: Authorized Representative

STATE OF ~~TENNESSEE~~ Louisiana)
~~COUNTY OF DAVIDSON~~)
Parish of Orleans)

Before me, the undersigned, a Notary Public of the state and ~~county~~ parish mentioned above, personally appeared A. Thomas Leonhard, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Nashville Gulch Lifestyle Hotel Owner, LLC, the within named bargainor, and that he, as such Authorized Representative, executed the foregoing instrument for the purpose therein contained by signing his name as Authorized Representative.

Witness my hand, at office, this 30th day of July 2025.

_____
NOTARY PUBLIC

SARAH D. HANAUER
NOTARY PUBLIC
STATE OF LOUISIANA
MY COMMISSION IS ISSUED FOR LIFE
BAR ROLL NO. 33569

My Commission Expires: _____

[SEAL]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 8th day of July 2025.

SARAH D. HANAUER
NOTARY PUBLIC
STATE OF LOUISIANA
MY COMMISSION IS ISSUED FOR LIFE
BAR ROLL NO. 33569

NOTARY PUBLIC

My Commission Expires: _____

[SEAL]

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, described as follows:

The condominium unit described as the Garage Unit, as more particularly described and delineated in the Declaration of Condominium for 118 Twelfth Avenue Condominium, recorded on July 11 ___, 2025, as Instrument No. 20250711-0054885, in the Register's Office for Davidson County, Tennessee, as may be amended (the "***Declaration***"), together with the undivided ownership percentage interest in the Common Elements, as set forth in the Declaration.

Being the same property conveyed to Nashville Gulch Lifestyle Hotel Owner, LLC, a Delaware limited liability company by Deed from 118 12th Avenue, LLC, a Tennessee limited liability company, of record in Instrument No. 202302220012595, in the Register's office of Davidson County, Tennessee.