Karen Johnson Davidson County
Batch# 1337533 DEEDQC
10/23/2025 03:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251023-0084607

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gulch Union REIT Property, L.P. 850 Third Avenue, 17th Floor New York, New York 10022 Attn: Asset Manager	Part of Parcel 001.00 CO Map 093-09E	Same.
This instrument prepared by: Bradley Arant Boult Cummings LLP (REW) 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, 1222 Demonbreun, LP, a Delaware limited partnership, (the "Grantor"), by these presents does hereby sell, assign and quitclaim to Gulch Union REIT Property, L.P., a Delaware limited partnership (the "Grantee"), the Grantee's successors and assigns, all of the Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF TEXAS
COUNTY OF TRAVIS

The actual consideration for this transfer is $0.00.

Kelly Ann Malley
My Commission Expires
8/1/2026
Notary ID129905165

Will Marsh, as Executive Vice President of EGP 2017 Management, LLC, a Texas limited liability company

Subscribed and sworn to before me this 3 day of OCTOBER, 2025.

Notary Public

My Commission Expires: 8/01/2026

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 17th day of October, 2025.

1222 Demonbreun, LP, a Delaware limited partnership

By: 13D Nashville Office Partners, LP, a Delaware limited partnership, its sole general partner

By: EGP 2017 Management, LLC, a Texas limited liability company, its sole general partner

By: _____
Name: Will Marsh
Title: Executive Vice President

STATE OF TEXAS)

COUNTY OF TRAVIS)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Will Marsh, 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 Executive Vice President of EGP 2017 Management, LLC, a Texas limited liability company, the sole general partner of 13D Nashville Office Partners, LP, a Delaware limited partnership, the sole general partner of 1222 Demonbreun, LP, a Delaware limited partnership, the within named bargainor, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, as sole general partner of 13D Nashville Office Partners, LP, as the sole general partner of the herein named bargainor, by himself as such Executive Vice President of the limited liability company.

WITNESS my hand and seal at office in AUSTIN, TEXAS, this the 3 day of OCTOBER, 2025.

Kelly Ann Malley
My Commission Expires
8/1/2026
Notary ID129905165

Kelly Ann Malley
Notary Public

My Commission Expires: 8/01/2026

EXHIBIT A

(Legal Description)

Being a certain tract of land along the Rights-of-Way of Demonbreun Street, 13th Avenue South, and McGavock Street, said tract being a portion of the property as described in Instrument Number 20180802-0075854 in the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at the Southeast corner of Master Unit A as shown on the exhibits within Instrument Number 20180802-0075851 in the Register's Office of Davidson County, TN, said point lying in the North Right-of- way of Demonbreun Street;

Thence, South 71 Degrees 40 Minutes 48 Seconds West, 7.25 Feet;

Thence, South 58 Degrees 49 Minutes 41 Seconds West, 95.93 Feet;

Thence, with a curve turning to the right with an arc length of 40.60 feet, with a radius of 25.00 feet, with a chord bearing of North 74 Degrees 38 Minutes 34 Seconds West, with a chord length of 36.29 feet;

Thence, South 28 Degrees 02 Minutes 03 Seconds West, 91.97 Feet;

Thence, North 27 Degrees 18 Minutes 08 Seconds West, 165.55 Feet;

Thence, with a curve turning to the right with an arc length of 23.56 feet, with a radius of 14.93 feet, with a chord bearing of North 17 Degrees 38 Minutes 33 Seconds East, with a chord length of 21.19 feet;

Thence, North 62 Degrees 35 Minutes 14 Seconds East, 114.76 Feet;

Thence, South 27 Degrees 29 Minutes 54 Seconds East, 3.75 Feet;

Thence, South 62 Degrees 35 Minutes 14 Seconds West, 114.51 Feet;

Thence, with a curve turning to the left with an arc length of 17.26 feet, with a radius of 11.00 feet, with a chord bearing of South 17 Degrees 38 Minutes 33 Seconds West, with a chord length of 15.54 feet;

Thence, South 27 Degrees 18 Minutes 08 Seconds East, 246.97 Feet;

Thence, with a curve turning to the left with an arc length of 45.87 feet, with a radius of 28.00 feet, with a chord bearing of South 74 Degrees 14 Minutes 13 Seconds East, with a chord length of 40.91 feet;

Thence, North 58 Degrees 49 Minutes 41 Seconds East, 67.43 Feet;

Thence, with a curve turning to the right with an arc length of 29.32 feet, with a radius of 200.00 feet, with a chord bearing of North 63 Degrees 01 Minutes 42 Seconds East, with a chord length of 29.30 feet;

Thence, South 27 Degrees 29 Minutes 54 Seconds East, 6.48 Feet which is the point of beginning, having an area of 2,551 Square Feet.

Being part of the same property conveyed to 1222 Demonbreun, LP, a Texas limited partnership, by deed from 12D Nashville Land Partners, LP, a Texas limited partnership, of record in Instrument No. 20180802-0075854, Register's Office for Davidson County, Tennessee. The said 1222 Demonbreun, LP, a Texas limited partnership, being now known as 1222 Demonbreun, LP, a Delaware limited partnership, pursuant to the Certificate of Conversion of record in Instrument No. 20251023-0084361, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, 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 October 17, 2025 (date of document).

Teresa C Beardsley
Affiant Signature

October 23, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of October, 2025.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

