Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
ONV Hospitality, LLC 500 Oracle Parkway Redwood City, California 94065	082-06-0-098.00	Same as Address New Owner
This instrument prepared by: J. Thomas Trent, Jr., Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ORACLE AMERICA, INC.**, a Delaware corporation (the "Grantor"), by these presents hereby quitclaims **ONV HOSPITALITY, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's interest in that certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

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

[SIGNATURES ON FOLLOWING PAGES]

Karen Johnson Davidson County
Batch# 1340221 DEEDQC
10/30/2025 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251030-0086412

ANTIM NATH
Notary Public, State of New Jersey
Comm. # 50234164
My Commission Expires 06/03/2030

STATE OF NJ
COUNTY OF Bergen

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 24th day of Oct, 2025.

Notary Public
My Commission Expires: 6.3.2030

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 30th day of October, 2025.

GRANTOR:

ORACLE AMERICA, INC., a Delaware corporation

By: _____
Name: DON WATSON
Title: SVP, REAF

STATE OF New Jer)
)
COUNTY OF Bergen)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Don Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Representative of Oracle America, Inc., a Delaware corporation, the within named bargainor, and that he/she, as such _____, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the named bargainor by himself/herself as such Don Watson of Oracle America, Inc.

WITNESS my hand and seal at office in Montvale, on this the 24th day of Oct, 2025.

_____
Notary Public

My Commission Expires: 6.3.2-30

ANTIM NATH
Notary Public, State of New Jersey
Comm. # 50234164
My Commission Expires 06/03/2030

Exhibit A

Description of Property

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT C ON THE FINAL PLAT OF RIVER NORTH, PHASE 1A, OF RECORD AS INSTRUMENT NO. 202105140065713, AS AMENDED IN INSTRUMENT NO. 202205040051760, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ORACLE AMERICA, INC., BY SPECIAL WARRANTY DEED FROM NRN PARCEL C OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20250430-0033384, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, StephanieG Covington 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 October 30, 2025.

Date

StephanieG Covington

Affiant Signature

October 30, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of October, 2025.

Jennifer L. Thomas

Notary's Signature

My Commission Expires: 3-9-2027

Date

Notary's Seal (if on paper)

JENNIFER L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027