THIS INSTRUMENT PREPARED BY:
Andrew Cameron, Esq.
6075 Barfield Road
Atlanta, Georgia 30328

OWNER & RESPONSIBLE TAXPAYER:
631 2nd Avenue LLC
631 2nd Avenue
Nashville, TN 37210

Karen Johnson Davidson County
Batch # 1358125 DEEDQC
12/15/2025 12:26:01 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20251215-0099532

Grantor's source of title:
See Exhibit A

Tax Parcels: 093-11-0-143.00
093-11-0-144.00
093-11-0-145.00
093-11-0-158.00

ooOoo

I, or we, hereby swear or affirm that the actual consideration for this transfer, is $0.00.

S Tidwell
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 11th day of December, 2025.

Sandra C. Sales
Notary Public

SANDRA C. SALES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

My commission expires: 4.19.28

ooOoo

QUITCLAIM DEED

THIS INDENTURE, made as of the 11 day of December, 2025, between **631 SECOND & ELM, LLC**, a Tennessee limited liability company ("Grantor") and **631 2ND AVENUE LLC,** a Tennessee limited liability company ("Grantee").

WITNESSETH:

The Grantor is the principal owner of the Grantee and desires to contribute and convey title to the Property (described below) to the Grantee.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has remised, released and quitclaimed, and does hereby remise, release and quitclaim unto Grantee all of the Grantor's right, title and interest in and to the following described real property, with the hereditaments, appurtenances, rights and easements thereto appertaining, whether of record or otherwise established, to-wit: located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto (the "Property").

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the date first above written.

GRANTOR:

631 SECOND & ELM, LLC,
a Tennessee limited liability company

By: Crestbrook Partners GP
Manager

By: _____
Mike Tidwell, Manager

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a notary public of the State and County aforesaid, personally appeared Mike Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be Manager of 631 Second & Elm, LLC, the within-named bargainor, a Tennessee limited liability company, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Manager.

WITNESS my hand and seal at office in Hendersonville this 11th day of December, 2025.

_____
Notary Public

My commission expires: 4.19.28

SANDRA C. SALES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

EXHIBIT A

TRACT I: (630 3rd Avenue South)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 ON THE PLAN OF THE CONSOLIDATION AND SUBDIVISION OF RUTLEDGE FLATS PREPARED BY JAMES M. OVERFELT , REGISTERED SURVEYOR, TN NO 1634, DATED OCTOBER 7, 2020, OF RECORD AS INSTRUMENT NO. 20201230-0154599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO 631 SECOND & ELM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED RECORD IN INSTRUMENT NO. 20210114-0006727, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND A PORTION OF THE SAME PROPERTY CONVEYED TO 631 SECOND & ELM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEEDS OF RECORD IN INSTRUMENT NO. 20130429-0042005 IN AND INSTRUMENT NO. 20160328-0029004 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AS CLARIFIED BY THE AGREEMENT TO EXCHANGE REAL ESTATE OF RECORD IN INSTRUMENT NO. 20200430-0045335, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

PARCEL 1: (631 President Ronald Reagan Way)

BEING A CERTAIN TRACT OF LAND CONVEYED TO HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. AS OF RECORD IN DEED BOOK 8879, PAGES 478 R.O.D.C., SITUATED IN THE NINETEENTH COUCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SECOND AVENUE SOUTH AND THE NORTHERLY RIGHT-OF-WAY ELM STREET AND BEING A SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY. THENCE, WITH THE NORTHERLY RIGHT-OF-WAY ELM STREET, SOUTH 63 DEG. 02' 17" WEST - 130.00' TO A P.K. NAIL (NEW) IN THE EASTERLY MARGIN OF ALLEY #148; THENCE, WITH THE EASTERLY MARGIN OF SAID ALLEY, NORTH 27 DEG. 00' 00" WEST -81.86' TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF LARRY L. ROBERTS, TRUSTEE (DEED BOOK 6089, PAGE 498); THENCE, WITH THE SOUTHERLY LINE OF ROBERTS, NORTH 63 DEG. 02' 17" EAST -130.00' TO A P.K. NAIL (NEW) IN THE WESTERLY RIGHT-OF-WAY OF SECOND AVENUE SOUTH; THENCE, WITH WESTERLY RIGHT-OF-WAY OF SECOND AVENUE, SOUTH 27 DEG. 00' 00" EAST - 81.86' TO THE POINT OF BEGINNING

AND CONTAINING 10,642 SQ. FT. OR 0.24 ACRES MORE OR LESS ACCORDING TO A SURVEY BY LANDDESIGN SURVEYING, INC., DATED MAY 11, 2006.

PARCEL 2: (632 3rd Avenue South)

BEING A CERTAIN TRACT OF LAND CONVEYED TO HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. AS OF RECORD IN DEED BOOK 9050, PAGE 207 R.O.D.C., SITUATED IN THE NINETEENTH COUCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF THIRD AVENUE SOUTH AND THE NORTHERLY RIGHT-OF-WAY ELM STREET. THENCE, NORTH 27 DEG. 00' WEST - 45.50' TO A P.K. NAIL, THE TRUE POINT OF BEGINNING, SAID NAIL BEING A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY. THENCE, FROM THE TRUE POINT OF BEGINNING, WITH EASTERLY RIGHT-OF-WAY OF THIRD AVENUE, NORTH 27 DEG. 00' 00" WEST - 43.00' TO AN IRON ROD (OLD) AT THE SOUTHWESTERLY CORNER OF LINEAR PROPERTIES, LLC (INST. #20020524-0063782)); THENCE, WITH THE SOUTHERLY LINE OF LINEAR, NORTH 63 DEG. 02' 17" EAST -140.00' TO A P.K. NAIL (NEW) IN THE WESTERLY MARGIN OF ALLEY #148; THENCE, WITH THE WESTERLY MARGIN OF SAID ALLEY, SOUTH 27 DEG. 00' 00" EAST - 43.00' TO A P.K. NAIL (NEW) IN THE NORTHERLY LINE OF HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. (DEED BOOK 8879, PAGE 478); THENCE, WITH THE NORTHERLY LINE OF VANDERBILT, SOUTH 63 DEG. 02' 17" WEST - 140.00' TO THE TRUE POINT OF BEGINNING AND CONTAINING 6,020 SQ. FT. OR 0.14 ACRES MORE OR LESS ACCORDING TO A SURVEY BY LANDDESIGN SURVEYING, INC., DATED MAY 11, 2006.

PARCEL 3: (634 3rd Avenue South)

BEING A CERTAIN TRACT OF LAND CONVEYED TO HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. AS OF RECORD IN DEED BOOK 8879, PAGE 478 R.O.D.C., SITUATED IN THE NINETEENTH COUCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF THIRD AVENUE SOUTH AND THE NORTHERLY RIGHT-OF-WAY ELM STREET AND BEING A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY. THENCE, WITH EASTERLY RIGHT-OF-WAY OF THIRD AVENUE, NORTH 27 DEG. 00' 00" WEST - 45.50' TO A P.K. NAIL (NEW) AT THE SOUTHWESTERLY CORNER OF HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. (DEED BOOK 9050, PAGE 207); THENCE, WITH THE SOUTHERLY LINE OF VANDERBILT, NORTH 63 DEG. 02' 17" EAST - 140.00' TO A P.K. NAIL (NEW) IN THE WESTERLY MARGIN OF ALLEY #148;
THENCE, WITH THE WESTERLY MARGIN OF SAID ALLEY, SOUTH 27 DEG. 00' 00" EAST - 45.50' TO A P.K. NAIL (NEW) IN THE NORTHERLY RIGHT-OF-WAY ELM STREET THENCE, WITH THE NORTHERLY RIGHT-OF-WAY ELM STREET, SOUTH 63 DEG. 02' 17" WEST - 140.00' TO THE POINT OF BEGINNING AND CONTAINING 6,370 SQ. FT. OR 0.15

ACRES MORE OR LESS ACCORDING TO A SURVEY BY LANDDESIGN SURVEYING, INC., DATED MAY 11, 2006.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO 631 SECOND & ELM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEEDS OF RECORD IN INSTRUMENT NO. 20130429-0042005 AND INSTRUMENT NO. 20160328-0029004, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.