Karen Johnson Davidson County
Batch# 1381915 DEEDQC
02/17/2026 02:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260217-0012531

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
MC 40 Music Square East Nonprofit LLC 48 Music Square East Nashville, TN 37203	same	093 13 0 157.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Mike Curb Foundation, a Tennessee Nonprofit Corporation (the "Grantor"), does hereby quitclaim, transfer and convey all of Grantor's right, title and interest in and to the following described property to MC 40 Music Square East Nonprofit LLC, a Tennessee Nonprofit Limited Liability Company (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

TRACT 1: LAND in Davidson County, Tennessee, being the south 1/2 of Lot No. 57, on the Plan of John Sigler's Plan of Lots in West Nashville subdivision, as shown on plat of record in Plat Book 1, page 4, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 57 fronts 43 feet on the easterly side of 16th Avenue South and runs back between parallel lines 168 feet to an alley.

TRACT 2: LAND in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 57, on the Plan of John Sigler's Plan of Lots in West Nashville subdivision, as shown on plat of record in Plat Book 1, page 4, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 57 fronts 43 feet on the easterly margin of Music Square East, formerly 16th Avenue South, formerly Belmont Avenue, formerly Hays Street, and extends back between parallel line 168.0 feet to an alley.

BEING the same property conveyed to Mike Curb Foundation, a Tennessee Nonprofit Corporation, by Warranty Deed from 40 MSE, TGP, a Tennessee General Partnership, dated December 12, 2025, of record at Instrument No. 20251212-0099036 in the Register's Office for Davidson County, Tennessee

The legal description is the same as the previous deed of record.

This is improved property known as 40 Music Square East, Nashville, Tennessee 37203.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property, including, but not limited to, easements, setback lines, and all other matters shown on the plat of record at Plat Book 1, page 4, said Register's Office.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 28 day of January, 2026.

GRANTOR:

Mike Curb Foundation

BY: Michael Charles Curb
Michael Charles Curb, President

STATE OF FLORIDA)
COUNTY OF Palm Beach)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Michael Charles Curb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an officer of the Mike Curb Foundation and is authorized by the Mike Curb Foundation to execute this instrument on its behalf.

WITNESS my hand and seal at office in Singer Island, Florida, this 28th day of January, 2026.

Hasani Rodriguez.
Notary Public

My Commission Expires: 4-18-26

HASANI RODRIGUEZ
Notary Public - State of Florida
Commission # HH 254675
My Comm. Expires Apr 18, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA)
COUNTY OF PalmBeach

The actual consideration for this transfer is zero dollars ($0.00)

Michael Charles Curb
Michael Charles Curb, Affiant

Subscribed and sworn to before me this 28 day of January, 2026.

Hasani Rodriguez
Notary Public

My Commission Expires: 4-18-26

HASANI RODRIGUEZ
Notary Public - State of Florida
Commission # HH 254675
My Comm. Expires Apr 18, 2026
Bonded through National Notary Assn.

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 1/28/2026

Carla L Lovell

Carla Lovell

2/17/2026

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of February, 2026.

Notary Public

My Commission Expires: 5/8/29

BEVERLY SEBASTIAN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

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