Karen Johnson Davidson County
Batch# 1419234 DEEDQC
05/12/2026 09:24:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260512-0042525

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Rittenhouse Law, LLC
414 S. 16th Street, Suite 101
Philadelphia, PA 19146
Attn: James K. Freeman

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
POLK AVENUE PARTNERS, LLC, a Delaware limited liability company 150 N. Radnor Chester Rd Ste E100 Radnor, PA 19087	**POLK AVENUE PARTNERS, LLC**, a Delaware limited liability company 150 N. Radnor Chester Rd Ste E100 Radnor, PA 19087	10609006400 & 10609002000

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOHN D. RUDD**, an individual, as to an undivided one-third (1/3) tenant in common interest and **PROPCO 1116 POLK, LLC**, a Tennessee limited liability company, as to an undivided two-thirds (2/3) tenant in common interest (collectively, "***Grantor***"), does hereby convey and quitclaim to **POLK AVENUE PARTNERS, LLC**, a Delaware limited liability company ("***Grantee***"), all of Grantor's right, title, interest, claim or demand, if any, to that certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "***Property***").

The Property is improved property known as 1116 and 1124 Polk Avenue, Nashville, TN 37210.

(SIGNATURES ON NEXT PAGE)

IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee on this 7th day of May, 2026 and to be made effective May 11, 2026.

GRANTOR:

_____
JOHN D. RUDD

PROPCO 1116 POLK, LLC,
a Tennessee limited liability company

By: _____
Name: Chad Grout
Title: Authorized Signatory

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, John D. Rudd, the natural person executing the instrument, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of _____, 2026.

_____
Notary Public

My Commission Expires:

_____

STATE OF Tennessee)

COUNTY OF Davidson)

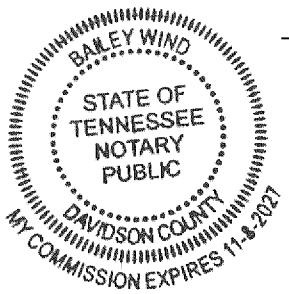
Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Chad Grout, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Authorized Signatory of PROPCO 1116 POLK, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 7th day of May, 2026.

Bailey Wind
Notary Public

My Commission Expires:

11-8-2027



IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee on this 7th day of May, 2026 and to be made effective May 11, 2026.

GRANTOR:

JOHN D. RUDD

PROPCO 1116 POLK, LLC,
a Tennessee limited liability company

By: _____
Name: Chad Grout
Title: Authorized Signatory

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, John D. Rudd, the natural person executing the instrument, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of MAY, 2026.

Notary Public

My Commission Expires:
7/2/2029

STATE OF TN)

COUNTY OF DAVIDSON)

STEVEN LEE PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Chad Grout, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Authorized Signatory of PROPCO 1116 POLK, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this _____ day of _____, 2026.

Notary Public

My Commission Expires:

_____

STATE OF Pennsylvania)
COUNTY OF Montgomery)

The actual consideration for this transfer or value of property transferred is $0.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 7 day of May, 2026.

Notary Public
My Commission Expires: February 26, 2030

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
HANNAH BUCHHOLZ - Notary Public
Montgomery County
My Commission Expires February 26, 2030
Commission Number 1467565

EXHIBIT A

Property Description

The land referred to herein, is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEGINNING at a 5/8" iron rod with cap (set) marked (W&A 3099) in the northwest Right of Way of L&N Railroad (100' R.O.W.), and the western Right of Way of Foster Avenue (60' R.O.W.);

Thence, with the northwest Right of Way of L&N Railroad, S 50°56'21" W a distance of 726.50 feet to a 5/8" iron rod with cap (set) marked (W&A 3099), said iron rod being the eastern most corner of the Valley Enterprises property, of record in Deed Book 11422, Page 226, Register's Office for Davidson County, Tennessee;

Thence, with the eastern line of the Valley Enterprises property, N 35°12'14" W a distance of 144.71 feet to a 5/8" iron rod with cap (set) marked (W&A 3099);

Thence, continuing with the eastern line for the Valley Enterprises property, N 83°19'17" W a distance of 133.43 feet to a 5/8" iron rod with cap (set) marked (W&A 3099) in the eastern Right of Way of Polk Avenue (60' R.O.W.), said iron rod also being the northwest corner of the Valley Enterprises property;

Thence, with the eastern Right of Way of Polk Avenue the following two (2) calls:

1. With a curve to the left having a radius of 838.15 feet, a length of 425.10 feet, and a chord bearing and distance of N 16°19'50" E for 420.56 feet to a 5/8" iron rod with cap (set) marked (W&A 3099);
2. Thence, N 06°06'08" E a distance of 519.25 feet to a 5/8" iron rod with cap (set) marked (W&A 3099), said iron rod being the southwest corner of the County Marketplace Partners property, of record in Instrument Number 20080930-0099243, Register's Office for Davidson County, Tennessee;

Thence, leaving the Right of Way of Polk Avenue, and with the southern line of the County Marketplace Partners property the following five (5) calls:

1. S 85°06'11" E a distance of 140.71 feet to a 5/8" iron rod (found);
2. N 01°45'34" E a distance of 9.67 feet to a 5/8" iron rod (found);
3. S 86°41'26" E a distance of 155.72 feet to a 5/8" iron rod with cap (set) marked (W&A 3099);
4. N 05°19'23" E a distance of 67.31 feet to a 5/8" iron rod with cap (set) marked (W&A 3099);
5. S 85°45'32" E a distance of 338.72 feet to a 5/8" iron rod (found) in the western Right of Way of Foster Avenue.

Thence, with the western right of way of Foster Avenue, S 05°51'51" W a distance of 619.73 feet to the point of BEGINNING. Containing 13.00 Acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO PROPCO 1116 POLK, LLC, a Tennessee limited liability company by virtue of Quitclaim Deed from MCDAVER PROPERTIES, a Tennessee general partnership, dated September 28, 2021, and recorded on October 1, 2021, as Document No. 20211001-0131956, Davidson County, Tennessee Records.

Tennessee Certification of Electronic Document

I, Kristina M. Porter, 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 May 11, 2026 (date of document).

Affiant Signature

May 11, 2026
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 11th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/28/2029

NOTARY'S SEAL

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 618621
MY COMMISSION EXPIRES January 28, 2029