Karen Johnson Davidson County
Batch# 1421763 DEEDQC
05/18/2026 12:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260518-0044340

This Instrument Prepared By:
Tracy Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
721 Madison Square LLC 1000 East Cesar Chavez Street Austin, Texas 78702	721 Madison Square LLC 1000 East Cesar Chavez Street Austin, Texas 78702	P/O 051-04-0-065-00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Affiant

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

SUBSCRIBED AND SWORN TO before me, on this 18th day of May, 2026.

Notary Public

My Commission Expires: 11/2/2026

For and in consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **721 MADISON SQUARE LLC**, a Texas limited liability company (the "Grantor"), does hereby quitclaim unto **721 MADISON SQUARE LLC**, a Texas limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Nashville, 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 conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This Quitclaim Deed is being executed for the sole purpose of recording the legal description attached hereto as Exhibit A in the Register's Office for Davidson County, Tennessee.

Witness my hand this 18th day of May, 2026.

GRANTOR:

721 MADISON SQUARE LLC, a Texas limited liability company

By: ARE Ventures LLC, a Texas limited liability company, its Manager

By: _____
Colin Brothers, Manager

STATE OF ~~TENNESSEE~~ TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Colin Brothers, 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 Manager of ARE Ventures LLC, a Texas limited liability company, the Manager of 721 Madison Square LLC, a Texas limited liability company, the within named bargainor, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Manager.

Witness my hand and seal, at Office in TRAVIS COUNTY, TEXAS, ~~Tennessee~~, this 14th day of May, 2026.

_____ Daniel Forbes
Notary Public

My Commission Expires: 12/9/26

DANIEL FORBES
Notary Public - State of Texas
ID # 134091953
Comm. Exp. 12/09/2026

EXHIBIT A
PROPERTY DESCRIPTION

Being a tract of land lying in the 8th Council District of Davidson County, Madison, Tennessee, and being a portion of 721 Madison Square LLC as recorded in Instrument Number 202104050043587, Register's office of Davidson County, Tennessee (RODC). Said tract being bounded on the east and south by the remainder of said 721 Madison Square LLC, bounded on the west by the eastern right of way of CSX Transportation, and bounded on the north by a portion of Lot 1 of Discover Madison Inc. Property as recorded in Instrument Number 201909060090134, RODC, said portion of Lot 1 being Senior Citizens, Inc. as recorded in Book 10037, Page 951, RODC. Said tract being more particularly described as follows:

POINT OF COMMENCEMENT being the common corner of said 721 Madison Square LLC and Metro Government L Madison Branch as recorded in Book 3856, Page 262 RODC, and lying on the eastern right of way of Madison Station Blvd; thence with the property line of said 721 Madison Square LLC with the following: South 73°16'07" West 45.07 feet to a point; thence North 73°31'19" West 18.05 feet to a point; thence South 17°03'15" West 234.23 feet to the true and actual POINT OF BEGINNING; thence leaving said property line of 721 Madison Square LLC with the following: South 79°36'56" East 20.13 feet to a point; thence South 68°36'24" East 56.78 feet to a point; thence North 34°45'12" East 20.96 feet to a point; thence with a curve to the right having an arc length of 8.96 feet, a central angle of 35°23'34", a radius of 14.50 feet, and having a chord bearing and distance of North 52°26'59" East 8.82 feet to a point; thence with a curve to the left having an arc length of 24.68 feet, a central angle of 18°43'55", a radius of 75.50 feet, and having a chord bearing and distance of North 60°46'49" East 24.57 feet to a point; thence with a curve to the right having an arc length of 16.43 feet, a central angle of 48°16'55", a radius of 19.50 feet, and having a chord bearing and distance of North 75°33'19" East 15.95 feet to a point; thence South 80°18'14" East 41.70 feet to a point; thence with a curve to the right having an arc length of 26.69 feet, a central angle of 05°28'20", a radius of 279.50 feet, and having a chord bearing and distance of South 77°34'04" East 26.68 feet to a point; thence South 74°49'54" East 64.21 feet to a point; thence South 15°10'06" West 16.27 feet to a point; thence South 19°26'50" West 164.07 feet to a point; thence South 61°41'07" West 166.72 feet to a point; thence North 45°56'14" West 6.18 feet to a point; thence with a curve to the left having an arc length of 35.37 feet, a central angle of 21°34'56", a radius of 93.89 feet, and having a chord bearing and distance of North 51°46'55" West 35.16 feet to a point; thence with a curve to the left having an arc length of 22.59 feet, a central angle of 86°16'39", a radius of 15.00 feet, and having a chord bearing and distance of South 74°17'18" West 20.51 feet to a point; thence with a curve to the right having an arc length of 69.55 feet, a central angle of 26°12'54", a radius of 152.00 feet, and having a chord bearing and distance of South 44°15'25" West 68.94 feet to a point; thence South 57°21'52" West 241.23 feet to a point; thence with a curve to the left having an arc length of 20.60 feet, a central angle of 03°36'36", a radius of 327.00 feet, and having a chord bearing and distance of South 55°33'34" West 20.60 feet to a point; thence North 36°14'44" West 76.00 feet to a point; thence with a curve to the left having an arc length of 197.32 feet, a central angle of 28°03'12", a radius of 403.00 feet, and having a chord bearing and distance of South 39°43'40" West 195.35 feet to a point; thence North 61°26'28" West 250.79 feet to a point lying on said eastern right of way of CSX Transportation; thence with said right of way of CSX Transportation North 22°08'53" East 506.24 feet to a point; thence with the common line of said Senior Citizens, Inc. South 82°09'28" East 471.71 feet to the point of beginning.

The above described tract contains 302,155 square feet or 6.94 acres as described by L. Brandon Lambert, Tennessee RLS No. 2828.

Being a portion of the same property as conveyed to 721 Madison Square LLC, a Texas limited liability company, by Special Warranty Deed from Madison Square Partners, L.P., a Tennessee limited partnership, dated March 30, 2021, of record as Instrument No. 20210405-0043586, said Register's Office.

Further being a portion of the same property as conveyed to 721 Madison Square LLC, a Texas limited liability company, by Quitclaim Deed from Madison Square Partners, L.P., a Tennessee limited partnership, dated March 30, 2021, of record as Instrument No. 20210405-0043587, said Register's Office.

True Copy Certification

I, Ambreonna Bussell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of 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 18, 2026.

Ambreonna Bussell
Affiant Signature

5/18/2026
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of May, 2026.

K. Wilson
Notary's Signature

My Commission Expires: 11/2/2026

Notary Seal

