Karen Johnson Davidson County
Batch# 1470399 DEEDQC
09/09/2026 09:09:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260909-0083406

THIS INSTRUMENT WAS PREPARED BY:

Van P. East, III
Bradley Arant Boult Cummings LLP
1221 Broadway, Suite 2400
Nashville, TN 37203

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.:
10 Music Circle Property Owner Partners c/o ERG NASH 10 Music Circle Holdings, LLC 500 W. 5th Street, Suite 700 Austin, Texas 78701	10 Music Circle Property Owner Partners c/o ERG NASH 10 Music Circle Holdings, LLC 500 W. 5th Street, Suite 700 Austin, Texas 78701	093 13 0 065.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, d/b/a Nashville Electric Service ("**Grantor**"), hereby quitclaims to 10 Music Circle Property Owner Partners, a Delaware general partnership, its successors and assigns, all of Grantor's interest, whatever that may be, in certain real estate situated in Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is appended hereto and incorporated herein by reference (the "**Property**").

The Property is unimproved property located at 18 Music Circle East, Nashville, Tennessee 37203.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 8th day of September, 2026.

GRANTOR:

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, D/B/A NASHVILLE ELECTRIC SERVICE

ATTEST:

Trish Holliday, Assistant Secretary

By: _____
Teresa Broyles-Aplin, President & CEO

Approved as to Form and Legality:

By: _____
Laura Smith, CLO & General Counsel

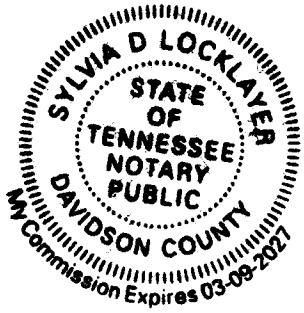
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Sylvia D. Locklayer, a Notary Public with authority to act in the State and County aforesaid, Teresa Broyles-Aplin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President and CEO of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 2nd day of September, 2026.

Sylvia D. Locklayer
Notary Public

My Commission Expires: 3.9.2027



STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Stacy Palmer
AFFIANT

SUBSCRIBED and sworn to before me, this 8th day of September, 2026.

Dongelia Davis
Notary Public

My Commission Expires: 1/22/2029

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

A PIECE OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THAT REMAINING PART OF LOT NO. 326 IN McNAIRY'S PLAN OF WEST NASHVILLE, AS OF RECORD IN MINUTE BOOK "C", PAGES 136 AND 137 OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE, LESS THE PORTIONS CONVEYED UNDER:

1. DEED TO METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, IN BOOK 4819, PAGE 956;

2. DEED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, IN BOOK 5268, PAGE 152; AND

3. DEED TO J. DOUGLAS WRIGHT, JR., A ONE-HALF (1/2) UNDIVIDED INTEREST AND ROBERT G. NIPP AND WIFE, LINDA G. NIPP, A ONE-HALF (1/2) UNDIVIDED INTEREST, IN BOOK 5373, PAGE 241.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP MARKED "FIRST AMERICAN" FOUND FOR THE MOST WESTERLY CORNER OF LOT 2 OF THE SECTION ONE HUNDRED FOURTEEN (114), EDGEHILL ESTATES, SUBDIVISION NO. 77-106-U, RECORDED IN BOOK 5210, PAGE 2, ON NOVEMBER 02, 1977; ALSO MARKING THE SOUTH RIGHT-OF-WAY LINE OF LAUREL STREET (NOW KNOWN AS MUSIC CIRCLE EAST), PER DEED BOOK 5268, PAGE 152;

THENCE SOUTH 27 DEGREES 13 MINUTES 45 SECONDS EAST, LEAVING SAID RIGHT-OF-WAY LINE OF LAUREL STREET AND ALONG THE WESTERLY LINE OF SAID LOT 2, ALSO BEING THE EAST LINE OF SAID LOT 326, A DISTANCE 129.58 FEET TO AN "X" CUT ON CONCRETE FOUND FOR THE SOUTHWESTERLY CORNER OF SAID LOT 2; ALSO MARKING THE NORTH RIGHT-OF-WAY OF DIVISION STREET, PER DEED BOOK 4819, PAGE 956;

THENCE NORTH 81 DEGREES 41 MINUTES 45 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF DIVISION STREET, A DISTANCE OF 59.60 FEET TO A POINT, BEING THE SOUTHEAST CORNER OF A STRIP 1.5 FEET IN WIDTH ALONG THE WESTERLY BOUNDARY OF THE AFOREMENTIONED LOT 326 OF McNAIRY'S PLAN OF WEST NASHVILLE, RECORDED IN MINUTE BOOK "C", PAGES 136 AND 137, AND FROM WHICH A NAIL FOUND IN CONCRETE BEARS NORTH 81 DEGREES 41 MINUTES 45 SECONDS WEST, A DISTANCE OF 1.84 FEET;

THENCE NORTH 27 DEGREES 13 MINUTES 45 SECONDS WEST, LEAVING SAID RIGHT-OF-WAY LINE OF DIVISION STREET AND ALONG THE EAST LINE OF SAID STRIP ALONG THE WESTERLY BOUNDARY OF LOT 326, A DISTANCE 94.86 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF LAUREL STREET, AND FROM WHICH A 1/2 INCH IRON ROD BEARS SOUTH 62 DEGREES 40 MINUTES 15 SECONDS WEST, A DISTANCE OF 1.5 FEET;

THENCE NORTH 62 DEGREES 40 MINUTES 15 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LAUREL STREET, A DISTANCE OF 48.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,443 SQUARE FEET MORE OR LESS.

The foregoing legal description was prepared from the ALTA/NSPS Land Title Survey of the Property dated July 31, 2026, last revised August 12, 2026, designated Project No. 26-06-0108 and made by Jesus J. Lajara, Tennessee Registered Land Surveyor Registration No. 2733, of Commercial Due Diligence Services, 3550 W. Robinson Street, Third Floor, Norman, Oklahoma 73072.

Being a portion of the property conveyed to the City of Nashville, acting by and through the Electric Power Board of said City (now The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, d/b/a Nashville Electric Service), by deed from A. Houston Williams and wife, Bobby Alma Williams dated June 22, 1960, of record at Book 3097, Page 457, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Deanann Thompson, 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 09/08/2026 (date of document).

Affiant Signature

09/08/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/5/29

NOTARY'S SEAL

