QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1471988 DEEDQC
09/11/2026 01:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260911-0084627

WG-BELMONT-26-15-17

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Mike Curb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Sept., 2026

Caroline Mann
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

CAROLINE MANN
Notary Public - State of Florida
Commission # HH 745786
My Comm. Expires Dec 2, 2029
Bonded through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Curb Quonset Hut, Nonprofit LLC, a Tennessee nonprofit limited liability company	**Curb Quonset Hut, Nonprofit LLC, a Tennessee nonprofit limited liability company**	
(NAME) **15 and 17 Music Cir S,**	(NAME) **48 Music Square East**	**09313033100 09313033200**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CURB QUONSET HUT, NONPROFIT LLC, A TENNESSEE NONPROFIT LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CURB QUONSET HUT, NONPROFIT LLC, A TENNESSEE NONPROFIT LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a tract of land lying in the 17th Council District of Davidson County, Nashville, Tennessee, and being Lot 54 of Sigler's Plan as recorded in Plan Book 1, Page 4, as recorded in Nashville Chancery Court. Said tract being bounded on the north by the southern right of way (ROW) of Music Circle South, bounded on the east by Lot 53 of said Sigler's Plan, said Lot 53 being Charles Property Partnership as recorded in Instrument Number 202104080047107, Register's Office of Davidson County, Tennessee, bounded on the south by the northern ROW of Alley #425, and bounded on the west by the eastern ROW of Music Alley. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found P.K. nail lying on the southeast right of way intersection of said Music Circle South and said Music Alley; thence with said southern ROW of Music Circle South, South 81°15'40" East 116.92 feet to a found I/2" iron rod; thence leaving said ROW of Music Circle South and with the common line of said Lot 53 South 08°52'10" West 205.00 feet to a point lying on said northern ROW of Alley #425; thence with said ROW of Alley #425 North 81°15'40" West 116.92 feet to a point lying on said eastern ROW of Music Alley; thence with said ROW of Music Alley North 08°52'10" East 205.00 feet to the point of beginning.

Tract contains 23,969 square feet or 0.55 acres.

Bearings based on Tennessee State Plane Coordinate System.

Survey drawing is attached hereto as "Exhibit A"

Being a portion of the same property conveyed to Curb Quonset Hut, Nonprofit LLC, a Tennessee nonprofit limited liability company, by Special Warranty Deed from Sony BMG Music Entertainment, a Delaware general partnership, formerly known as BeSo, of record at Instrument No. 20050818-0098547, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Curb Quonset Hut, Nonprofit LLC, a Tennessee nonprofit limited liability company, by Special Warranty Deed from Donna M. Lefevers, Executrix of the Estate of Yolanda Gutierrez Pinhal, of record at Instrument No. 20151204-0122565, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **15 and 17 Music Cir S, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 4 day of SEPTEMBER, 2026.

Curb Quonset Hut, Nonprofit LLC,

BY: Mike Curb

Mike Curb, President

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Palm Beach

Before me, the undersigned Notary Public, personally appeared MIKE CURB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of CURB QUONSET HUT, NONPROFIT LLC,, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 4 day of Sept, 2026 .

Caroline Mann

Notary Public
My Commission Expires:
(SEAL)

CAROLINE MANN
Notary Public - State of Florida
Commission # HH 745786
My Comm. Expires Dec 2, 2029
Bonded through National Notary Assn.

RETURN TO:

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903
will@rudytitle.com

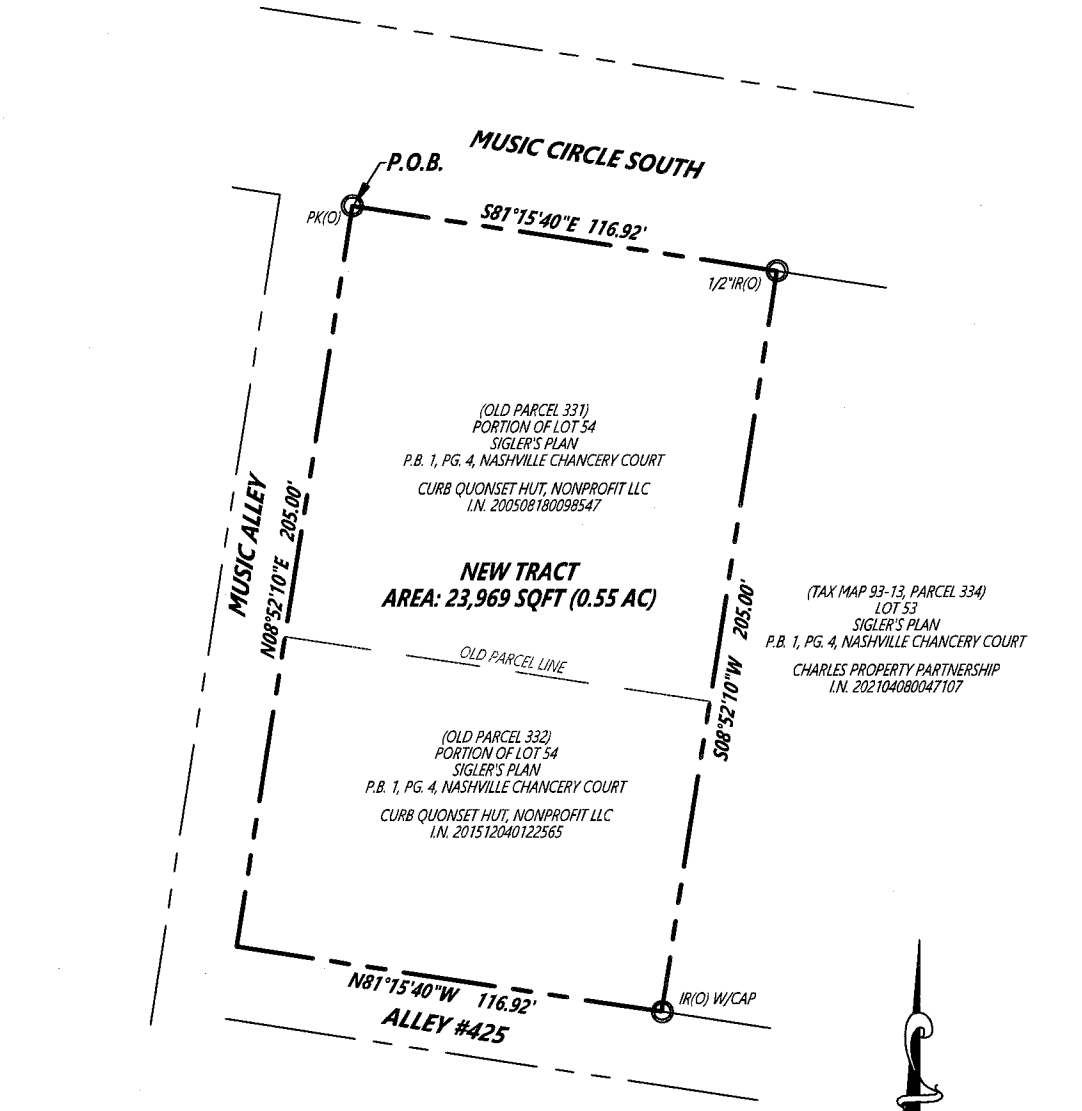
"Exhibit A"

NOTES

1. THIS IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.

2. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

3. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC).





Drawing Path: P:\1018526\CAD\Survey\1018526_2026-08_Par Consolidation.dwg

DCCM

PARCEL CONSOLIDATION EXHIBIT

TAX MAP 93-13, OLD PARCELS 331 & 332
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE
8/14/2026
PROJECT NUMBER
1018526

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, ADAM JEFFERSON, 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 9-4-26 (date of document).

Affiant Signature

Date 9-4-26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of September, 2026.

Notary Signature

MY COMMISSION EXPIRES: 1-22-29

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029