THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 349895 DEEDQC
01/28/2020 01:34:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200128-0010232

The purpose of this Quitclaim Deed is to combine the tracts described below into one parcel with one map/parcel number.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Buena Vista Amigos, LLC 408 Taylor Street, Suite 202 Nashville, TN 37208	New Owner	070-09-0-131.00 070-09-0-132.00 070-09-0-133.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Buena Vista Amigos, LLC, a Tennessee limited liability company**, by these presents does hereby quitclaim and convey unto **Buena Vista Amigos, LLC, a Tennessee limited liability company**, its heirs, successors and/or assigns, all its right, title and interest in and to the following described tract(s) of land:

Tract 1

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson county, Tennessee, near Bordeaux, described as follows: beginning at a point in the center of Hamilton road opposite the center of a 50-foot street, same being W.N. McPherson's Northwest corner; thence with the middle of said 50-foot street, South 58 degrees East 365 feet, more or less, to a point 50 feet Northwest of the corner of the lands purchased from L.G. Curtis; thence North 32 degrees East to Hamilton's line; thence with said line, North 84 degrees West to a stone and cedar post, same being Hamilton's original Southwest corner, thence North 57 1/2 degrees West to the center of the Hamilton road; thence with the middle of said road, Northeasterly 208 feet to the point of beginning; subject to easements for roads or right of ways, if any, as set out in the deed from George Zohrlaut and wife, to W.C. Sisley and wife, of record in book 530, page 280, Register's Office for Davidson County, Tennessee.

Less and except:

Right of way: beginning at a point in the existing Southern right-of-way margin of trinity lane, said point being the Northwesterly corner of the Sherrill property; thence, with the Northerly boundary of said Sherrill property South 52 degrees 52' 39" East, 11.54 feet, to a point; thence, leaving said Northern boundary with a new line on a curve to the left, the radius of which is 11423.16 feet, a central angle of 0 degrees 47' 31.8", and an arc length of 157.93 feet, to a point on a curve to the left, the radius of which is 25 feet, a central angle of 89 degrees 55' 49.1", and an arc length of 39.24 feet, to a point on the Northern right-of-way of cliff drive; thence, with said Northern right-of-way n 53 degrees 02' 56" West, 35.67 feet, to a point on the aforesaid existing Southern right-of-way margin on trinity lane; thence, with said existing Southern right-of-way North 37 degrees 07' 21" East, 183.00 feet, more or less, to the point of beginning. Total right-of-way containing 2,127 square feet, or 0.049 acres, more or less.

Temporary construction easement: beginning at a point along the Southerly right-of-way of trinity lane, said pin being located from the Northwesterly corner of the aforementioned Sherrill property South 52 degrees 52' 39" East, 11.54 feet, thence

along Northerly boundary of said Sherrill property South 52 degrees 52' 39" East, 33 feet, more or less, to a point; thence, leaving said Northern boundary with a new line, Southwesterly 184 feet, more or less, to a point on the aforementioned Northerly right-of-way margin of cliff drive; thence, with said Northerly right-of-way on a curve to the right, the radius of which is 25 feet, a central angle of 89 degrees 55' 49" and an arc length of 39.24 feet, to a point on a curve to the right, the radius of which is 11423.16 feet, a central angle of 0 degrees 47' 31.8" and an arc length of 157.93 feet, more or less to the point of beginning, total temporary construction easement containing 5,144 square feet, more or less.

Tract 2

A Lot of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the South Easterly margin of the Hamilton road at a stone, the Southwest corner of a 5 acre tract of land conveyed by Jim McPherson and wife, to R.H. Neal and Milo Collins, by deed recorded in book 607, page 8, Register's Office for said county; thence with the southwesterly line of said tract of land, South 57-1/2 degrees East 198 feet; thence Northeasterly 220 feet to a point 182 feet Southeasterly from the margin of said road; thence Northwesterly 182 feet to a point on the Southeasterly margin of said road; thence Northwesterly 182 feet to a point on the Southeasterly margin of said road 200 feet from the beginning point; thence with the margin of said road, South 31-1/4 degrees West 200 feet to the beginning.

Less and except

A lot of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Right-of-way: beginning at a point in the existing Southern right-of-way margin of Buena Vista Pike, said point being the Northwesterly corner of the aforementioned Sloan property; thence with the said Northerly boundary South 58 degrees 05' 46.4" East, 5.02 feet to a point; thence continuing along said Northern boundary South 57 degrees 57' 08" East, 10.75 feet to a point; thence leaving said Northern boundary with a new line on a curve to the left, the radius of which is 11423.16 feet, a central angle of 0 degrees 59' 26.5", and an arc length of 197.51 feet, to a point on the Southerly boundary of said Sloan property; thence with said Southerly boundary North 52 degrees 52' 39" West, 11.54 feet to a point on the aforesaid existing Southern right-of-way margin of Buena Vista Pike; thence with said existing Southern right-of-way North 37 degrees 07' 20.9" East, 196.06 feet, more or less, to the point of beginning, containing 2,623 square feet, or 0.060 acres, more or less.

Permanent drainage easement: beginning at a point on a curve of the new Southern right-of-way margin of Buena Vista Pike, said point being located from a point on a curve to the right of the new Southern right-of-way margin (Northwestern corner of aforementioned Chloe Cook Sloan property), the radius of 11423.16 feet, and an arc length of 0.89 feet; thence with said point on a curve to the right of aforesaid new Southern right-of-way margin, the radius of which is 11423.16 feet, a central angle of 00 degrees 06' 0.0", and an arc length of 19.94 feet, to a point along the new Southern right-of-way; thence with said point leaving new Southern right-of-way South 52 degrees 03' 33.6" East, 34.00 feet to a point; thence with said point South 37 degrees 53' 26.4" West, 19.88 feet to a point; thence with said point North 52 degrees 09' 33.6" West, 34 feet, more or less, to the point of beginning, containing 677 square feet, or 0.016 acres, more or less.

Temporary construction easement: beginning at a point along the new Southerly right-of-way of Buena Vista Pike, said point being located from the Northwesterly corner of the aforementioned Sloan property South 58 degrees 05' 46.4" East, 5.02 feet; thence South 57 degrees 57' 08" East, 10.75 feet; thence with Northerly boundary of said Sloan property South 57 degrees 57' 08" East, 16 feet, more or less, to a point; thence leaving said Northerly boundary with a new line, Southwesterly 40 feet, more or less, to a point;

thence Southwesterly 141 feet, more or less, to a point; thence with said point North 52 degrees 03' 34" West, 34 feet, more or less, to a point on a curve to the right of aforesaid new Southern right-of-way margin, the radius of which is 11423 feet, more or less, and along the curve a distance of 177 feet, more or less, to the point of beginning, containing 4,163 square feet, more or less, said temporary construction easement to be abandoned upon completion of construction.

Tract 3

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a stake survey by Parrish-Ragan, Inc., dated April 1, 1970, as follows: Beginning at an iron pin by a fence corner post located North 62 degrees 45' East 182 feet from the Easterly margin of Buena Vista Pike and being also the Northeast corner of the land conveyed to Chloe C. Sloan by deed of record in Book 3033, Page 595, Register's Office for said county, the Northwest corner of the subject property, thence North 62 degrees 45' East 100 feet to a fence corner post, the Northeast corner of the subject tract; thence with the fence line Southwestwardly 231 feet to a fence corner post, the Southeast corner of the subject tract; thence continuing with said fence, Westwardly 101 feet to a fence corner post, the Southwest corner of the subject tract and the Southeast corner of the Sloan Property; thence with the line between said property and the subject property and the fence between same, Northeastwardly 219.7 feet to the point of the beginning.

Together with an access easement 20 feet in width extending from the projection of the Southeasterly line to the Easterly margin of Buena Vista Pike the Southerly margin of said easement, being along the Northerly property line of the subject tract and the Sloan property and the Northerly margin of same, being 20 feet North of said properties and being originally established in Book 2158, Page 507, Register's Office of Davidson County, Tennessee.

Said access easement provided in Book 2158, page 507, said Register Office, and further described as follows, to-wit;

Beginning on the Easterly margin of the Hamilton Road (now Buena Vista Pike) at the Northwest corner of the property conveyed to O. E. Elswick, et ux, by deed from R. H. Neal, et al, of record in Book 628, page 223, Register's Office for Davison County, Tennessee, thence with the Northern boundary line of said Elswick property, South 62 degrees 45' East, 182.5 feet, continuing in the same direction 100 feet, in all 282.5 feet; thence North 29 degrees 30' east, 20 feet; thence 62 degrees 45' West 282.5 feet, more or less, to Easterly margin of said Road; thence with said Road, South 31 degrees 15' West 20 feet to the beginning.

Being the same property conveyed to Buena Vista Amigos, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Tree Mendus Development, a joint venture, Up Development, LLC, a Tennessee Limited Liability Company and Silmar Holdings, LLC, a Wyoming Limited Liability Company, of record in Instrument No. 20190122-0006161, in the Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded January 22, 2019.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the ___ day of ~~December, 2019~~. JANUARY 2020

Affiant

My commission expires: (Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 31st day of December, 2019.

Buena Vista Amigos, LLC

By: Woodland Street Partners, LLC, Member

Brett M. Diaz, Member

Zachary K. Thomas, Member

By: VP Holdings, LLC, Member

Mark Deutschmann, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Brett M. Diaz and Zachary K. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/they are the Members of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, which is a Member of Buena Vista Amigos, LLC, a Tennessee Limited Liability Company, and further acknowledged that, being authorized so to do, he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of December, 2019.

Notary Public

My Commission Expires:

3-7-2023

JENNIFER L. GARRETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202001280010232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Mark Deutschmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of VP Holdings, LLC, a Tennessee Limited Liability Company, which is a Member of Buena Vista Amigos, LLC, a Tennessee Limited Liability Company, and further acknowledged that, being authorized so to do, he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of December, 2019.

Notary Public

My Commission Expires:

3-7-23

JENNIFER L. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022