THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 466297 DEEDQC
08/28/2020 12:56:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200828-0097926

QUITCLAIM DEED

This deed is prepared with information provided by the grantor/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Urban Gate Properties, LLC VanBoxel Investments, LLC P.O. Box 431 Feemont, MI 49412	New Owner	071-14-0-278.00 071-14-0-277.00 071-14-0-276.00 071-14-0-275.00 071-14-0-274.00 071-14-0-273.00 071-15-0-100.00 071-15-0-099.00 071-15-0-098.00 071-15-0-097.00 071-15-0-096.00

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 **UrbanGate Development Group, LLC, a Michigan Limited Liability Company** by these presents does hereby quitclaim and convey unto **Urban Gate Properties, LLC, a Tennessee Limited Liability Company, as to a 40% interest, and VanBoxel Investments, LLC, a Michigan Limited Liability Company, as to a 60% interest, as tenants-in-common,** its successors, representatives, and/or assigns, its rights, title and interest in and to the following described tract of land:

See Exhibit A

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 21st day of August 2020.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of this 21st day of August, 2020.

UrbanGate Development Group, LLC, a Delaware Limited Liability Company

By: Urban Gate Properties, LLC, its Member

By: _____
Name: Brandon Thornberry
Its: Sole Member

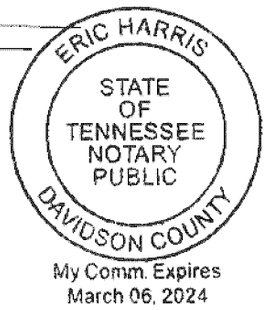
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brandon Thornberry**, 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 sole member of Urban Gate Properties, LLC, a Tennessee Limited Liability Company a member of UrbanGate Development Group, LLC a Michigan Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of August, 2020.

_____
Notary Public

My Commission Expires: 3/6/24



[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

By: Vanboxel Investments, LLC, a Michigan Limited Liability Company, its Member

By: Lori VanBoxel
Name: Lori VanBoxel
Its: Authorized Member

STATE OF MICHIGAN
COUNTY OF Newaygo

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Lori VanBoxel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized member of VanBoxel Investments, LLC, a Michigan Limited Liability Company a member of UrbanGate Development Group, LLC a Michigan Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21 day of August, 2020.

Notary Public

My Commission Expires: _____

DARCIE KILPATRICK
Notary Public, State of Michigan
County of Mecosta
My Commission Expires April 23, 2024
Acting in the County of Newaygo

Exhibit A

PROPERTY ONE: 171-15-0-096.00)
Being Lot No. 5 of Block "B" on the Plan of Eastview Subdivision of the Schwab Property, as of record in Book 547, page 64, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the westerly side of the Dickerson Road and runs back 170 feet on the northerly line and 166 feet on the southerly line to a dead line, and shows 50 feet on said dead line.

Commonly known as: Dickerson Pike, Nashville, Tennessee 37207

PROPERTY TWO: (071-15-0-097.00)
Being Lot No. 4 of Block "B", Eastview Subdivision of the Schwab Property, as of record in Book 547, Page 64, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the westerly side of the Dickerson Road and runs back on the northerly line 166 feet on the southerly line 162 feet to a dead line and shows 50 feet on said dead line.

Commonly known as: Dickerson Pike, Nashville, Tennessee 37207

Property 3: (071-14-0-278.00)

Land in Davidson County, Tennessee, being the southerly portion of Lot No. 13 of Block "B" on the Plan of Eastview Subdivision of the Schwab Property, of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee.

The said southerly portion of Lot No. 13 is located on Elmhurst Avenue, consists of .09 acre, is identified as Field Book No. 12DA19670, Map/Parcel No. 071-14-0/278.00, and is more fully described in deed of record in Book 5107, page 146, said Register's Office, which description is incorporated herein by reference.

Commonly known as: Elmhurst Avenue, Nashville, Tennessee 37207

Property 4: (071-14-0-277.00)
Being the north 27 feet of Lot No. 13, the south 23 feet of Lot No. 12 of Block "B" on the Plan of Eastview Subdivision, of record in Book 547, Page 64, Register's Office for said County.

Said parts of said lots adjoin and front 50 feet on the easterly side of Elmhurst Avenue and run back between parallel lines 162 feet, more or less, on the southerly line and 165 feet, more or less, on the northerly line to a dead line on which they measure 50 feet.

Commonly known as: 116 Elmhurst Avenue, Nashville, Tennessee 37207

Property 5: (071-14-0-276.00)

Being the southerly 23 feet of Lot No. 11 and the northerly 27 feet of Lot No. 12 of Block "B" on the Plan of East View Subdivision of the Schwab Property, as of record in Book 547, Page 64, Register's Office for said County.

Said parts of Lots Nos. 11 and 12 front together 50 feet on the easterly side of Elmhurst Avenue and run back 163 feet, more or less, on the southerly line and 166 feet, more or less, on the northerly line to a dead line, measuring 50 feet thereon.

Commonly known as: 118 Elmhurst Avenue, Nashville, Tennessee 37207

Property 6 and 7: (071-15-0-098.00 (Property 6/ Lot 3)) & (071-15-0-099.00 ((Property 7/ Lot 2))
Being Lots Nos. 2 and 3 of Block "B" on the Plan of East View Subdivision of the Schwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lots Nos. 2 and 3 front together 100 feet on the westerly side of the Dickerson Road and run back 162 feet on the northerly line and 154 feet on the southerly line to a dead line, measuring 100 feet thereon.

Commonly known as: 1314 Dickerson Pike, Nashville, Tennessee 37207

Property 8: (071-14-0-273.00)
Lot 8, BLOCK B, EASTVIEW SUBDIVISION OF THE SHWAB PROPERTY, as shown on plat of record in Plat Book 547, Page 64, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Commonly known as: 124 Elmhurst Ave. Nashville, Tennessee 37207.

Property 9: (071-14-0-274.00)
Land in Davidson County, Tennessee, being Lot No. 9 of Block B on the Plan of East View Subdivision of the Schwab Property of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Commonly known as: 122 Elmhurst Avenue, Nashville, Tennessee 37207.

Property 10: (071-14-0-275.00)

BEING Lot No. 10 and the northerly 27 feet of Lot No. 11 of Block "B" on the Plan of East View Subdivision of the Schwab Property, as of record in Book 547, Page 64, Register's Office for Said County.

SAID Lot No. 10 and part of Lot No. 11 front together 77 feet on the easterly side of Elmhurst Avenue and extends back 166 feet, ' more or less, on the southerly line and 171 feet 6 inches on the northerly line to a dead line, measuring 77 feet thereon.

Commonly known as: 120 A Elmhurst Avenue, Nashville, Tennessee 37207

Property 11: (071-15-0-100.00)

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of BLOCK "B" on the plan of EASTVIEW SUBDIVISION OF THE SCHWAB PROPERTY, as of record in Book 547, Page 64, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the westerly side of Dickerson Road and runs back 154 feet on the northerly side and 150 feet on the southerly line with the northerly margin of Eastmoreland Avenue to a dead line measuring 59 feet 6 inches thereon.

Commonly known as: 1312 Dickerson Pike, Nashville, Tennessee 37207.

As to Properties 1-7

Being the same property conveyed by Warranty Deed to Urban Gate Development Group, LLC from Thomas Stephen Jones and Donna L. Chaffin and Olivia Stubblefield of record in Instrument Number 20150529-0049838, Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded May 29, 2015.

As to Property 8

Being the same property conveyed by Warranty Deed to Urban Gate Development Group, LLC from Darrell B. Lawrence as Executor for the Estate of Zena H. Caldwell A/K/A Zena Hazel Caldwell, of record in Instrument Number 20170829-0088480, Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded August 29, 2017.

As to Property 9

Being the same property conveyed by Warranty Deed to Urban Gate Development Group, LLC from Reggie McKeever, a single man, of record in Instrument Number 201702823-0086521, Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded August 23, 2017.

As to Property 10

Being the same property conveyed by Warranty Deed to Urban Gate Development Group, LLC from Scott Allen, married, of record in Instrument Number 20170511-0046915, Register's Office for Davidson County, Tennessee, dated May 9, 2017 and recorded May 11, 2017.

As to Property 11

Being the same property conveyed by Warranty Deed to Urban Gate Development Group, LLC from Thomas Walker, Jr., married, of record in Instrument Number 20170913-0093662, Register's Office for Davidson County, Tennessee, dated September 6, 2017 and recorded September 13, 2017.

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