Karen Johnson Davidson County
Batch# 582242 DEEDQC
03/02/2021 02:32:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210302-0026825

This Instrument Prepared By:
Miller & Martin PLLC (RGD)
832 Georgia Avenue, Suite 1200
Chattanooga, Tennessee 37402-2289

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Rivergate Warren, LLC 5217 Maryland Way, Ste. 300 Brentwood, TN 37027	Rivergate Warren, LLC 5217 Maryland Way, Ste. 300 Brentwood, TN 37027	034-02-0-031.00, 034-02-0-080.00 and 034-02-0-082.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **UMANSKY PROPERTIES HN, LLC,** a Delaware limited liability company (herein "Grantor"), does hereby remise, release and quitclaim unto **RIVERGATE WARREN, LLC,** a Tennessee limited liability company (herein "Grantee"), the property described on **Exhibit "A"** attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 23 day of February, 2021.

UMANSKY PROPERTIES HN, LLC,
a Delaware limited liability company

By: _____
Danny Umansky, Manager and Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, Erica Lindsey, a Notary Public in and for the state and county aforesaid, personally appeared Danny Umansky, 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 and Chief Executive Officer of **UMANSKY PROPERTIES HN, LLC,** the within named bargainor, a Delaware limited liability company, and that he as such Manager and Chief Executive Officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager and Chief Executive Officer.

WITNESS my hand and seal at office this 4th day of February, 2021.

Notary Public
My Commission Expires: 2/28/2023

[AFFIX SEAL]

ERICA LINDSEY
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-28-2023

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Williamson)

I, **PHILLIP A. WARREN, JR.**, hereby swear or affirm that the actual consideration for this transfer is $10.00.

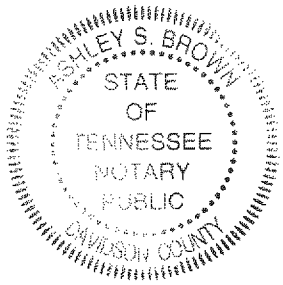
Affiant-Phillip A. Warren, Jr., as President of Grantee

Subscribed and sworn to before me this 10th day of February, 2021.

Ashley S. Brown

Notary Public
My Commission Expires: 07.08.22

[AFFIX SEAL]



Legal Description

A certain tract of land lying in Davidson County, Tennessee, being located in the community of Madisonville; the point of Beginning being located approximately 634' northeast of the centerline of Myatt Drive as measured along the right of way of US Hwy 31E; being three tracts known as 1821, 1823 & 1831 Gallatin Pike; being Lot 1 of the W.J. Cude's Subdivision as previously recorded in Plat Book 4470 Page 2, and being Lots 1 & 1A of the Rivergate Place Subdivision as previously recorded in Plat Book 6900 Page 496, and being the property previously recorded in Record Book QC 20160519 0050104, and being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Tennessee State Plane Coordinates, Zone 4100. All iron pins set are Mag nails with 1½" aluminum shiners stamped "J. Begley RLS 3212".

Beginning an iron pin set in the east right of way of US Hwy 31E/TN Hwy 6 (Gallatin Pike) (64' r/w per Plat Book 6900 Page 496), said Mag nail being a common corner to Kevin Dunn (Deed Book 4280 Page 419, Record Book 20140804 Page 69677) and being located N 36°12'39" E a distance of 100.52' from a 5/8" iron pin found at the western most corner of said Dunn, and being the western most corner of the parent tract.

Thence, leaving the line of Dunn and with the right of way of US Hwy 31E the following four calls, N 36°12'39" E a distance of 130.00' to a Mag nail with a 2" aluminum shiner stamped "Regan-Smith Associates" found at the common corner of Lot 1 of the W.J. Cude's Subdivision and Lot 1 of the Rivergate Place Subdivision of the parent tract.

Thence, N 35°38'38" E a distance of 123.06' to an iron pin set.

Thence, with a curve turning to the right with an arc length of 55.78', with a radius of 1845.86', with a chord bearing of N 36°18'55" E, with a chord length of 55.78', to a 5/8" iron pin found at the common corner of Lots 1 & 1A of the parent tract.

Thence, with a compound curve turning to the right with an arc length of 48.68', with a radius of 1845.86', with a chord bearing of N 37°56'11" E, with a chord length of 48.68', to a 2" iron pipe found, said pipe being a common corner to Flower Express, Inc. (Deed Book 4280 Page 419).

Thence, leaving the right of way of US Hwy 31E and with the line of Flower Express, Inc. the following two calls, S 41°41'56" E a distance of 245.19' to a ½" iron pin found.

Thence, N 39°04'20" E a distance of 106.42' to a 5/8" iron pin found in the line of Robert Taylor, Jr. (Record Book QC 20151123 0118507, Deed Book 4949 Page 223).

Thence, leaving the line of Flower Express, Inc. and with the line of Taylor, and then with the line of Cartwright Construction, LLC (Record Book QC 20200305 00252010, Deed Book 6327 Page 39), S 41°23'36" E a distance of 144.55' to a point (not set) within a 4" elm tree, witnessed by an iron pin set at S 47°45'38" W a distance of 10.00', said point being a common corner between Lots 1 & 1A of the parent tract.

Thence, continuing with the line of Cartwright Construction, LLC and then with the line of Lot 3 of the Rivergate Place Subdivision as previously recorded in Plat Book 6900 Page 368, Woodis Holding Group,

LLC (Record Book 00011389 0000030), S 41°23'36" E a distance of 75.52' to a 5/8" iron pin with a 1 ¼" plastic cap stamped Regan-Smith Assoc" found.

Thence, continuing with the line of Lot 3 the following two calls, S 41°56'54" E a distance of 106.90' to a 5/8" iron pin found at the eastern most corner of Lot 1 of the parent tract.

Thence, S 48°18'36" W a distance of 152.05' to a 5/8" iron pin found.

Thence, continuing with the line of Lot 3 and then with the line of Lot 1 of the Rivergate Place Subdivision as previously recorded in Plat Book 6900 Page 368, SMD Properties, LLC (Record Book 20190711 0067611), S 32°35'22" W a distance of 285.96' to a ½" iron pin found.

Thence, continuing with the line of Lot 1 the following three calls: N 43°35'42" W a distance of 25.29' to a Mag nail with a 2" aluminum shiner stamped "Regan-Smith Assoc" found.

Thence, S 33°49'48" W a distance of 99.80' to a 2" aluminum disk found in concrete.

Thence, N 44°36'54" W a distance of 124.61' to a Mag nail with a 2" aluminum shiner stamped "Regan-Smith Assoc" found, said pin being a common corner to the aforementioned Kevin Dunn.

Thence, leaving the line of Lot 1 and with the line of Dunn the following three calls: N 33°56'04" E a distance of 100.47' to a ½" iron pin found.

Thence, N 44°31'37" W a distance of 103.08' to an iron pin set at a common corner of Lot 1 and Lot 1 of the parent tract.

Thence, N 44°31'37" W a distance of 305.66' to the point of **Beginning**, containing 231,788 +/- square feet (5.32 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jordan C. Begley, RLS 3212, completed on January 7, 2021.

Being the same property conveyed to Umansky Properties HN, LLC, a Delaware limited liability company by Quitclaim Deed of record in Instrument Number 20160519-0050104, Register's Office for Davidson County, Tennessee. For further reference see deeds of record in Instrument Numbers 20160519-0050101, 20160519-0050102, and 20160519-0050103, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

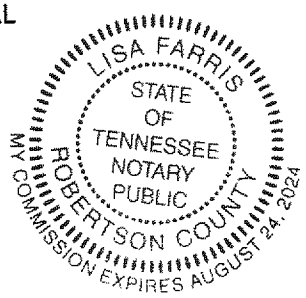
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731