Karen Johnson Davidson County
Batch# 663300 DEEDQC
06/23/2021 02:13:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210623-0085060

This Instrument Prepared By and Return To:
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	34-2-37 (portion of)

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 22nd day of June, 2021.

UMANSKY PROPERTIES HN, LLC,
a Delaware limited liability company

By: _____
Title: CEO
Print Name: Danny Umansky

STATE OF TN)
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 CEO of **UMANSKY PROPERTIES HN, LLC**, the within named bargainor, a Delaware limited liability company, and that he as such CEO, 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 CEO.

WITNESS my hand and seal at office this 2nd day of June, 2021.

Erica Lindsey
Notary Public
My Commission Expires: 2/28/23

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

[AFFIX SEAL]

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 2nd day of June, 2021.

Ashley S Brown

Notary Public
My Commission Expires: 07.09.2022

[AFFIX SEAL]

ASHLEY S. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

20033592v1
03450-0178

202106230085060

EXHIBIT "A"

Legal Description

See Attached

202106230085060

Parcel 1

Being a portion of Lot 1, as shown on the Revised Master Plat of Rivergate Place, of record in Book 6900, Page 368 and being located in the Tenth Councilmanic District of Davidson County, Tennessee, described as follows:

From the centerline of Gallatin Pike southeasterly an approximate distance of 540 feet along west margin of the 50-foot right-of-way of Cude Lane to a point, said point being common with the southeast corner of L.B. Smith property of record in Deed Book 6488, Page 787 Register's Office for Davidson County, Tennessee and the northeast corner of Lot 3;

Thence, S 39° 40' 50" W, a distance of 180.44 feet to the point of beginning of Lot 1, and being the southwest corner of the L.B. Smith property;

Thence, with common line of Lot 3, S 46° 08' 18" E, a distance of 107.34 feet to a point, said point being the southeast corner of Lot 1;

Thence, S 44° 20' 28" W, a distance of 152.07 feet to a point;

Thence, S 28° 43' 26" W, a distance of 180.25 feet to a point, said point being the northeast corner of Lot 2;

Thence, continuing S 28° 43' 26" W, a distance of 105.75 feet to a point common with Lot 2, said point being the southwest corner of Lot 1;

Thence, N 46° 56' 15" W, a distance of 25.00 feet to a point on the south most property line of Bill Trickett Oldsmobile, Deed Book 5195, page 525, said point being the northwest corner of Lot 1, a common corner with Lot 2;

Thence, with Bill Trickett Oldsmobile southern line N 30° 15' 37" E, a distance of 130.07 feet to a point;

Thence, keeping with Bill Trickett Oldsmobile south line N 06° 20' 08" E, a distance of 190.16 feet to a point;

202106230085060

Thence, N 32° 47' 19" E, a distance of 154.12 feet to a point in the west line of L.B. Smith property, said point being the northeast corner of Lot 1, and being the southeast corner of Bill Trickett Oldsmobile, Deed Book 5796, Page 908;

Thence, S 46° 08' 18" E, a distance of 20.26 feet to the point of beginning.

Containing 28,802 square feet of 0.661 acres more or less (the "Property").

Together with the perpetual, non-exclusive easement for ingress and egress between the Property and Cude Lane, which easement shall utilize a driveway ("Grantor's Driveway") to be constructed by the Grantor from Cude Lane to its property located to the south and west of the Property as Grantor's Driveway crosses the northeast corner of Lot 3 on the Revised Master Plat of Rivergate Place, aforesaid, together with an easement, at least equal in width to Grantor's Driveway, between the Property and Grantor's Driveway as the same is finally located and constructed.

Being part of the same property conveyed to Umansky Properties HN, LLC, a Delaware limited liability company, by Deed recorded as Instrument No. 20160519-0050101, Register's Office of 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

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

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