Karen Johnson Davidson County
Batch# 663300 DEEDQC
06/23/2021 02:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210623-0085062

3

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

Names and Addresses of New Owners:	**Send Tax Bills To:**	**Map and Parcel No.:**
WHT Madison, LLC **Attn: Darren Weinstock** **8900 Melrose Avenue, Suite 201** **West Hollywood, CA 90069**	**WHT Madison, LLC** **Attn: Darren Weinstock** **8900 Melrose Avenue, Suite 201** **West Hollywood, CA 90069**	**34-02-0-031. 00,** **34-02-0-080.00 and** **34-02-0-082.00**
333 Self Storage, LLC and 333 Choctaw I, LLC **Attn: Andy Geller** **3940 Laurel Canyon Boulevard** **Studio City, CA 91604**	**333 Self Storage, LLC and 333 Choctaw I, LLC** **Attn: Andy Geller** **3940 Laurel Canyon Boulevard** **Studio City, CA 91604**	

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00), **RIVERGATE WARREN, LLC**, a Tennessee limited liability company (herein "Grantor"), does hereby remise, release and quit claim unto **WHT MADISON, LLC**, a Tennessee limited liability company, as to an undivided 70% interest, **333 SELF STORAGE, LLC**, an Oklahoma limited liability company, as to an undivided 17% interest and **333 CHOCTAW I, LLC**, an Oklahoma limited liability company, as to an undivided 13% interest, as tenants-in-common (collectively herein "Grantees") the property described on **Exhibit "A"** attached hereto and made a part hereof.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 21 day of June, 2021.

RIVERGATE WARREN, LLC, a Tennessee limited liability company

By: _____
Phillip A. Warren, Jr., President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Ashley S. Brown, a Notary Public in and for the state and county aforesaid, personally appeared **PHILLIP A. WARREN, JR.,** to me known (or proved to me on the basis of satisfactory evidence) and who, under oath, acknowledged himself to be the President of **RIVERGATE WARREN, LLC,** the within named bargainor, a Tennessee limited liability company, and who further acknowledged that, being duly authorized so to do, he executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company as its President.

WITNESS my hand and seal, at office, this 15th day of June, 2021.

_____
Notary Public
My Commission Expires: 07.09.2022

ASHLEY S. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[AFFIX SEAL]

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF WILLIAMSON)

I, AL FRAZIER, hereby swear or affirm that the actual consideration for this transfer is $10.00.

Affiant ~~Grantee~~ AF
Print Name: AL FRAZIER
Title: VP/Underwriting Counsel

Subscribed and sworn to before me
this 21 day of June, 2021.

Lisa Farris
Notary Public
My Commission Expires: 08-24-2024

[AFFIX SEAL]

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

EXHIBIT "A"

(Legal Description)

BEING A TRACT OF LAND IN THE 10TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBERS 31, 80, AND 82 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 34-02. BEING BOUNDED ON THE NORTH BY RIGHT-OF-WAY (R/W) OF GALLATIN PIKE (PUBLIC R/W VARIES), ON THE EAST BY THE FLOWER EXPRESS INC PROPERTY OF RECORD IN INSTRUMENT NUMBER 20120330-0027092 (R.O.D.C.T.) AND THE ROBERT TAYLOR JR. PROPERTY OF RECORD IN INSTRUMENT NUMBER 20151123-0118507 R.O.D.C.T.) AND THE AUSTON CARTWRIGHT PROPERTY OF RECORD IN INSTRUMENT NUMBER 20130917-0097817 (R.O.D.C.T.), ON THE EAST AND SOUTH BY THE WOODIS HOLDINGS GROUP, LLC PROPERTY OF RECORD IN DEED BOOK 11389, PAGE 30 (R.O.D.C.T.), ON THE SOUTH AND WEST BY THE STEVE R. AND JANELLE BREWSTER PROPERTY OF RECORD IN INSTRUMENT NUMBER 20111103-0085880 (R.O.D.C.T.), ON THE WEST BY THE KEVIN E. DUNN PROPERTY OF RECORD IN INSTRUMENT NUMBER 20140804-0069677 (R.O.D.C.T.) SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING AN IRON ROD (NEW) IN THE SOUTHERLY R/W OF GALLATIN PIKE BEING THE NORTHEAST CORNER OF THE SAID DUNN PROPERTY, AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 715,968.30 AND AN EASTING OF 1,762,850.26 (NAD83); THENCE LEAVING THE SAID DUNN PROPERTY WITH THE R/W MARGIN NORTH 35 DEGREES 34 MINUTES 08 SECONDS EAST, 253.32 FEET TO AN IRON ROD (NEW); THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.86 FEET, A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 23 SECONDS, AN ARC LENGTH OF 55.51 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES 25 MINUTES 50 SECONDS EAST 55.51 FEET TO A 5/8" IRON ROD (OLD); THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.86 FEET, A CENTRAL ANGLE OF 01 DEGREES 30 MINUTES 45 SECONDS. AN ARC LENGTH OF 48.73 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 02 MINUTES 54 SECONDS EAST 48.72 FEET TO A 2" IRON PIPE (OLD) BEING THE NORTHWEST CORNER OF THE SAID FLOWER EXPRESS PROPERTY; THENCE LEAVING THE SAID GALLATIN PIKE SOUTH 41 DEGREES 41 MINUTES 05 SECONDS EAST, 245.22 FEET TO A 1/2" IRON ROD (OLD); THENCE NORTH 39 DEGREES 04 MINUTES 21 SECONDS EAST, 106.49 FEET TO A 3/4" IRON ROD (OLD); THENCE SOUTH 41 DEGREES 19 MINUTES 56 SECONDS EAST, 220.25 FEET IRON ROD (NEW) IN THE WESTERLY LINE OF THE SAID CARTWRIGHT PROPERTY; THENCE GENERALLY WITH FENCE SOUTH 42 DEGREES 03 MINUTES 10 SECONDS EAST, 106.66 FEET TO A 5/8" IRON ROD (OLD) BEING IN THE NORTHERLY LINE OF THE SAID WOODIS HOLDING PROPERTY; THENCE GENERALLY WITH FENCE SOUTH 48 DEGREES 18 MINUTES 02 SECONDS WEST, 152.08 FEET TO A 5/8" IRON ROD (OLD); THENCE GENERALLY WITH FENCE SOUTH 32 DEGREES 36 MINUTES 04 SECONDS WEST, 285.99 FEET TO A 1/2" IRON ROD (OLD) BEING THE NORTHERLY LINE OF THE SAID BREWSTER PROPERTY; THENCE NORTH 43 DEGREES 31 MINUTES 24 SECONDS WEST, 25.26 FEET TO AN IRON ROD (NEW); THENCE GENERALLY WITH FENCE SOUTH 33 DEGREES 50 MINUTES 15 SECONDS WEST 99.85 FEET TO A CONCRETE MONUMENT (OLD); THENCE GENERALLY WITH FENCE NORTH 44 DEGREES 36 MINUTES 46 SECONDS WEST, 124.64 FEET TO AN IRON ROD (NEW) BEING THE SOUTHWEST CORNER OF THE SAID DUNN PROPERTY; THENCE LEAVING SAID FENCE NORTH 33 DEGREES 56 MINUTES 47 SECONDS EAST 100.48 FEET TO A 1/2" IRON ROD (OLD); THENCE GENERALLY WITH A FENCE PASSING A 1/2" IRON ROD (OLD) AT 99.90 FEET NORTH 44 DEGREES 29 MINUTES 01 SECONDS
WEST, 407.30 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Rivergate Warren, LLC by Warranty Deed from Umansky Properties HN, LLC of record in Instrument No. 20210302-0026824, Register's Office of Davidson County, Tennessee

A31

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).

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