Karen Johnson Davidson County
Batch# 692709 DEEDQC
08/09/2021 08:51:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210809-0106617

THIS INSTRUMENT PREPARED BY: **Daniel Riley Oberle** **801 Cherokee Avenue, Unit 1** **Nashville, TN 37207**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 6th day of August, 2021 Notary Public My Commission Expires: March 6, 2024

NATALIE Y. PARRIVAR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 6, 2024

QUITCLAIM DEED

No title search was performed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

Address New Owner: Riverboat Capital, LLC 801 Cherokee Ave., Unit 1 Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: Map & Parcel 071-12-0D-016.00-CO

FOR AND IN CONSIDERATION of One and 00/100 Dollars ($1.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel Riley Oberle** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents do hereby transfer and convey unto **Riverboat Capital, LLC**, a Tennessee limited liability company hereinafter called Grantee(s), its heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit A.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as 801 Cherokee Avenue, Unit 1, in Nashville, Tennessee 37207.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO TITLE EXAMINATION WAS MADE NOR REQUESTED.

With said conveyance(s) being subject to any and all existing restrictions, encumbrances, and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2021.

GRANTOR:

Daniel Riley Oberle

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared Daniel Riley Oberle with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of August, 2021.

Natalie Y. Parivar
Notary Public

My Commission Expires: March 6, 2024

NATALIE Y. PARIVAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 1 on the Plan of Highland Heights, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Cherokee Place, now known as Highland Heights, as set forth in Exhibit " B" of record in Instrument No. 20181130-0116688, Scrivener's Affidavit in Instrument No. 20181205-0118709 and amended in Instrument No. 20190125-0007731 and Instrument No. 20200203-0012211, being further Amended and Restated in Instrument No. 20210429-0057914, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Metropolitan Office for Developments LLC by Warranty deed from, Barry A. Peterson, unmarried of record in Instrument No. 20150501-0039404 Register's Office for Davidson County, Tennessee, dated April 29, 2015, and recorded on May 05, 2015.

Being a portion of the same property conveyed to AT2 Cherokee, LLC, a Delaware Limited Liability Company by Special Warranty deed from the Metropolitan Office for Developments LLC, a Delaware limited liability company of record in Instrument No. 20200203-0012209 Register's Office for Davidson County, Tennessee, dated January 31, 2020, and recorded on February 03, 2020.

Being a portion of the same property conveyed to AT2 Cherokee, LLC, a Delaware Limited Liability Company by Quitclaim deed from Metropolitan Office for Developments LLC, a Delaware Limited Liability Company of record in Instrument No. 20200203-0012210 Register's Office for Davidson County, Tennessee, dated January 31, 2020, and recorded on February 03, 2020.

Being a portion of the same property conveyed to Daniel Riley Oberle, an unmarried person, by Warranty Deed from AT2 Cherokee, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20210601-0073104 Register's Office for Davidson County, Tennessee, dated May 27, 2021, and recorded on June 1, 2021.