Karen Johnson Davidson County
Batch# 998842 DEEDWARRSP
05/02/2023 01:12:30 PM 17 pgs
Fees: $88.00 Taxes: $26,270.00
20230502-0032521

SPECIAL WARRANTY DEED

FROM: PAVE NASHVILLE, LLC
CT TIC MEMBER, LLC
TIMBER LANE LLC
GREENSWITCH AMERICA, INC.,
as tenants in common

This instrument was prepared by:
Sarah M. Lombard, Esq.
Hinckley Allen
20 Church Street
Hartford, CT 06103

TO: PARKIT NASHVILLE LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number(s):
ParkIt Nashville LLC c/o Greenswitch America, Inc. 100 Canadian Road Toronto, Ontario M1R 4Z5	Same	135-01-0-101.00 and 135-01-0-102.00

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss. Hartford

The actual consideration or value, whichever is greater, for this transfer is SEVEN MILLION ONE HUNDRED THOUSAND DOLLARS ($7,100,000.00).

Danielle Ryan-Prats
Affiant Danielle Ryan-Prats

Sworn to and subscribed before me, this 27 day of April, 2023.

CARRIE-ANNE M. HOWE
Notary Public
My Commission Expires: 10-31-24

NOTARY PUBLIC CARRIE-ANNE M. HOWE CONNECTICUT

SPECIAL WARRANTY DEED

The actual consideration or value, whichever is greater, for this transfer is SEVEN MILLION ONE HUNDRED THOUSAND DOLLARS ($7,100,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PAVE NASHVILLE, LLC,** a Delaware limited liability company, **GREENSWITCH AMERICA, INC.,** a Delaware corporation, **CT TIC MEMBER, LLC,** a Connecticut limited liability and **TIMBER LANE LLC,** a Connecticut limited liability company (collectively, hereinafter called the "Grantor") by these presents do transfer, sell and convey unto **PARKIT NASHVILLE LLC**, a Delaware limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1671 Murfreesboro Road and 1723 Old Murfreesboro Pike, both located in the City of Nashville, Davidson County, Tennessee 37217.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature pages follow]

IN WITNESS WHEREOF, the Grantors have caused this deed to be executed effective as of the ____ day of April, 2023.

WITNESSES:

Print Witness Name: Kristina Avalos

Daniel Martino
Print Witness Name: Daniel Martino

Print Witness Name:

Print Witness Name:

Print Witness Name:

Print Witness Name:

Print Witness Name:

Print Witness Name:

GRANTORS:

PAVe NASHVILLE, LLC
By: Parking Acquisition Ventures, LLC, its Member
By: Pave Admin, LLC, its Manager

By: _____
Name: David Schmid
Title: Manager

GREENSWITCH AMERICA, INC.

By: _____
Name: Carey Chow
Title: Chief Financial Officer

CT TIC MEMBER, LLC

By: _____
Name: Thomas Bechard
Title: Manager

TIMBER LANE LLC

By: _____
Name: Joseph Coppola
Title: Manager

STATE OF CONNECTICUT)
)
COUNTY OF Tolland)

Before me, Amy Smith, a Notary Public in and for the County and State aforesaid, personally appeared David Schmid, 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 of Pave Admin, LLC, the Manager of Parking Acquisition Ventures, LLC, the sole member of Pave Nashville, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Manager of Pave Admin, LLC, the Manager of Parking Acquisition Ventures, LLC, the sole member of the Company.

Witness my hand and seal at office in Hartford, CT, this 17 day of April, 2023.

Notary Public

My Commission Expires: 12/31/2027

AMY THERESA SMITH
Notary Public, Connecticut
My Commission Expires 12/31/2027

AMY THERESA SMITH NOTARY PUBLIC COMMISSION EXPIRES ON 12/31/2027 CONNECTICUT

IN WITNESS WHEREOF, the Grantors have caused this deed to be executed effective as of the ____ day of April, 2023.

WITNESSES:

_____
Print Witness Name:

_____
Print Witness Name:

_____
Print Witness Name: JAMES MARRELLI

_____
Print Witness Name: JAIME RAMAYA

_____
Print Witness Name:

_____
Print Witness Name:

_____
Print Witness Name:

_____
Print Witness Name:

GRANTORS:

PAVe NASHVILLE, LLC
By: Parking Acquisition Ventures, LLC, its Member
By: Pave Admin, LLC, its Manager

By: _____
Name: David Schmid
Title: Manager

GREENSWITCH AMERICA, INC.

By: _____
Name: Carey Chow
Title: Chief Financial Officer

CT TIC MEMBER, LLC

By: _____
Name: Thomas Bechard
Title: Manager

TIMBER LANE LLC

By: _____
Name: Joseph Coppola
Title: Manager

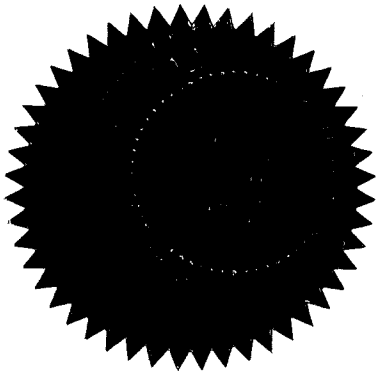
PROVINCE
~~STATE~~ OF ONTARIO)
CITY)
~~COUNTY~~ OF TORONTO)

Before me, JAMES MARRELL, a Notary Public in and for the County and State aforesaid, personally appeared Carey Chow, 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 Chief Financial Officer of Greenswitch America, Inc., a Delaware corporation, the within named bargainor, and that he as such Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Chief Financial Officer.

Witness my hand and seal at office in TORONTO, ONTARIO, this ___ day of April, 2023.

Notary Public

My Commission Expires: NO EXPIRY



IN WITNESS WHEREOF, the Grantors have caused this deed to be executed effective as of the ____ day of April, 2023.

WITNESSES:

_____
Print Witness Name:

_____
Print Witness Name:

_____
Print Witness Name:

_____
Print Witness Name:

April L. Arroyo
Print Witness Name: April L. Arroyo

Lisa Lewis
Print Witness Name: Lisa Lewis

_____
Print Witness Name:

_____
Print Witness Name:

GRANTORS:

PAVe NASHVILLE, LLC
By: Parking Acquisition Ventures, LLC, its Member
By: Pave Admin, LLC, its Manager

By: _____
Name: David Schmid
Title: Manager

GREENSWITCH AMERICA, INC.

By: _____
Name: Carey Chow
Title: Chief Financial Officer

CT TIC MEMBER, LLC

By: _____
Name: Thomas Bechard
Title: Manager

TIMBER LANE LLC

By: _____
Name: Joseph Coppola
Title: Manager

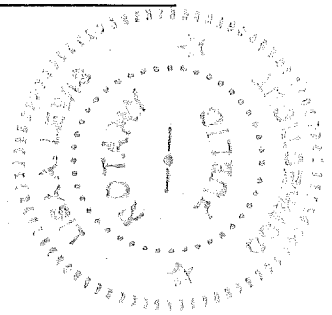
STATE OF CT)
)
COUNTY OF Newlondon

Before me, Thomas Bechard, a Notary Public in and for the County and State aforesaid, personally appeared Thomas Bechard, 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 of CT TIC Member, LLC, a Connecticut limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Manager.

Witness my hand and seal at office in Mystic, Connecticut this 13th day of April, 2023.

Notary Public

My Commission Expires: LISA LEWIS Notary Public, State of Connecticut My Commission Expires October 31, 2027



IN WITNESS WHEREOF, the Grantors have caused this deed to be executed effective as of the ____ day of April, 2023.

WITNESSES:

_____
Print Witness Name:

_____
Print Witness Name:

_____
Print Witness Name:

_____
Print Witness Name:

_____
Print Witness Name:

_____
Print Witness Name:

Emily Sundel
Print Witness Name: EMILY SUNDEL

Lori Daniel
Print Witness Name: LORI DANIEL

GRANTORS:

PAVe NASHVILLE, LLC
By: Parking Acquisition Ventures, LLC, its Member
By: Pave Admin, LLC, its Manager

By: _____
Name: David Schmid
Title: Manager

GREENSWITCH AMERICA, INC.

By: _____
Name: Carey Chow
Title: Chief Financial Officer

CT TIC MEMBER, LLC

By: _____
Name: Thomas Bechard
Title: Manager

TIMBER LANE LLC

By: Joseph Coppola
Name: Joseph Coppola
Title: Manager

STATE OF CONNECTICUT)
)
COUNTY OF Hartford)

Before me, Courtney V. Keany, a Notary Public in and for the County and State aforesaid, personally appeared Joseph Coppola, 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 of Timber Lane LLC, a Connecticut limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Manager.

Witness my hand and seal at office in Hartford, Connecticut, this 18th day of April, 2023.

Notary Public

My Commission Expires: 5/31/2026

COURTNEY V. KEANY
NOTARY PUBLIC
State of Connecticut
My Comm. Expires May 31, 2026

EXHIBIT A - PROPERTY DESCRIPTION

1671 MURFREESBORO PIKE

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being part of Reserved Parcel 1 on the plat of Town Park Estates, as of record in Book 3300, page 65, Register's Office for Davidson County, Tennessee, and a portion of which is shown as Reserved Parcel "A" on the plat of Section III Town Park Estates as of record in Book 4060, page 161, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated August 13, 1983, revised September 9, 1983, updated August 4, 1986, and revised September 18, 1986, as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Citation Drive, said iron pin being the southeast corner of Lot No. 203 as shown on the plan of Town Park Estates as of record in Book 3300, page 65, Register's Office for Davidson County, Tennessee, and also being the southeasterly corner of Parcel 352 on Tax Map 135, conveyed to Milton Grossman, Trustee, by deed of record in Book 5562, page 553, Register's Office for Davidson County, Tennessee; thence with the common line between the herein described tract and Milton Grossman, Trustee, North 13°43'43" E., 572.69 feet to an existing concrete highway monument (broken) on the southerly right-of-way line of Murfreesboro Pike, U.S. 41 and 70-S, said concrete highway monument being the point of curve of Murfreesboro Road at Hwy. Sta. 303 +70.3; thence, with the southerly right-of-way line of Murfreesboro Pike with a curve to the right (radius 3750'), southeasterly a distance of 519.97 feet to an existing concrete highway monument (broken) and having a chord bearing and distance of S 62°26'59" E., 519.556 feet; thence, with an offset in the right-of-way line of Murfreesboro Pike N 36°11'51" E., 10.00 feet to an existing concrete highway monument (broken); thence, continuing with the southerly right-of-way line of Murfreesboro Pike with a curve to the right (radius 3760'), southeasterly a distance of 43.65 feet to an existing iron pin at the northwesterly corner of Lot No. 1 on the plan of Section III Town Park Estates as of record in Book 4060, page 161, Register's Office for Davidson County, Tennessee, and having a chord bearing and distance of S 60°29'56" E., 43.646 feet; thence, with the westerly line of Lot No. 1 Town Park Estates, Section III, South 34°48'13" West, 150.07 feet to an existing iron pin; thence with the southerly line of Lot Number 1, S 56°15'44" E., 175.18 feet to an existing iron pin on the westerly right-of-way line of Town Park Drive; thence, with the westerly right-of-way line of Town Park Drive, S. 34°57'00" W., 178.81 feet to an iron pin set at the beginning of a curve; thence, with said curve to the right (radius 25.00'), southwesterly a distance of 39.27 feet to an iron pin set on the northerly right-of-way line of Citation Drive and having a chord bearing and distance of S 79°57'00" W., 35.355 feet; thence, with the northerly right-of-way line of Citation Drive N 55°03'00" W., 146.21 feet to an iron pin set at the beginning of a curve; thence, with said curve to the left (radius 371.61') southwesterly a distance of 475.33 feet to the point of beginning and having a chord bearing and distance of S 88°18'24" W., 443.586 feet, containing 234,028 sq. ft. or 5.373 acres, more or less.

[Continued on next page]

1723 OLD MURFREESBORO PIKE

TRACT I:

Land located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 102 (and formerly being Parcel 104) on County Property Map 135, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated December 17, 1998, as follows:

Beginning at iron rod (new) on the northerly right-of-way line of Murfreesboro Pike (US 70 South /41), said rod being at the intersection of said northerly right-of-way line and the southeasterly right-of-way line of Town Park Drive; thence, following said southeasterly right-of-way line north 31 degrees 28 minutes 16 seconds east 62.35 feet to an iron rod (new) on the southerly right-of-way line of Old Murfreesboro Pike; thence, following said southerly right-of-way line south 72 degrees 21 minutes 54 seconds East 357.77 feet to a point, said point being on the westerly line of a tract of land conveyed to Millard Gotto and Clare E. Gotto, wife, as of record in Deed Book 4766, page 401 in the Register's Office for Davidson County, Tennessee; thence, following the westerly line of said Gotto Property south 03 degrees 32 minutes 29 seconds west 150.45 feet to a point on northerly right-of-way line of Murfreesboro Pike; thence, following said northerly right-of-way line north 58 degrees 31 minutes 48 seconds west 17.87 feet to iron rod (new), thence, south 31 degrees 28 minutes 16 seconds west 15.00 feet to an iron rod (new); thence, north 58 degrees31 minutes 48 seconds west 400.00 feet to the point of beginning.
Containing 42,001.86 square feet or 0.96 acres.

Excepting therefrom, all that portion thereof, which may lie within the bounds of that tract of land conveyed to the State of Tennessee, in fee simple, by deed recorded in Book 8626, page 713, said Register's Office.

TRACT II:

Land located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 102 (and formerly being a separate parcel 102) on County Property Map 135, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated December 17, 1998, as follows:

Beginning at an iron rod (old) on the southerly right-of-way line of Old Murfreesboro Pike said rod being south 72 degrees 21 minutes 54 seconds East 508.55 feet from the intersection of said southerly right-of-way line and the southeasterly right-of-way line of Town Park Drive, said rod also being a point on the easterly line of property conveyed to Millard Gotto and Clara E. Gotto, wife, as of record in Deed Book 4766, page 401 in the Register's Office for Davidson County, Tennessee; thence following said southerly right-of-way line south 72 degrees 21 minutes 54 seconds east 319.63 feet to an iron rod (old), being a point on the westerly line of property conveyed to E. Wayne Wilkerson, et al as of record in Deed Book 8517, page 942 in the Register's Office for Davidson County, Tennessee; thence, following the westerly line at said Wilkerson Property south 01 degrees 43 minutes 12 seconds east 245.46 feet to an iron rod (old) on the northerly right-of-way line of Murfreesboro Pike (US 70 South/41); thence following said northerly right-of-way line north 58 degrees 31 minutes 48 seconds west 161.78 feet to an iron rod (new); thence, south 70 degrees 10 minutes 40 seconds west 51.26 feet to an iron rod (new); thence, north 58 degrees 31 minutes 48 seconds west 155.84 feet to an iron rod (old), being a point on the easterly line of the aforementioned Gotto Property; thence, following the east line of said Gotto Property north 02 degrees 06 minutes 46 seconds east 193.88 feet to the point of beginning.

Containing 68,338.09 square feet or 1.57 acres.

Excepting therefrom, all that portion thereof which lies within the bounds of that tract of land conveyed in fee simple to the State of Tennessee by deed recorded in Book 8564, page 314, said Register's Office.

TRACT III:

Land located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 102 (and formerly being Parcel 103) on County Property Map 135, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated December 17, 1998, as follows:

Beginning at a point on the southern right-of-way line of Old Murfreesboro Pike said point being south 72 degrees 21 minutes 54 seconds east 357.77 feet from the intersection of said southerly right-of-way line and the southeasterly right-of-way line of Town Park Drive, said point also being the northeast corner of a portion of the land inherited by Dorothy McLaughlin Ford, James Patrick Harrigan and Steven F. Harrigan, as of record in Deed Book 6876, page 611 in the Register's Office for Davidson County, Tennessee; thence, following said southerly right-of-way line south 72 degrees 21 minutes 54 seconds east 150.78 feet to an iron rod (old), being the northwest corner of property conveyed to Nell A. Barnes, as of record in Deed Book 9590, page 356 in the Register's Office for Davidson County, Tennessee; thence following the westerly line of said Barnes Property south 02 degrees 06 minutes 46 seconds west 193.86 feet to an iron rod (Old) being on the northerly right-of-way line of Murfreesboro Pike (US 70 South/41) said rod also being the southwest corner of said Barnes Property; thence, following said northerly right-of-way line north 58 degrees 31 minutes 48 seconds west 170.99 feet to a point, said point being the southeast corner of the aforementioned Dorothy McLaughlin Ford, et al property; thence, following the easterly line of said Ford et al Property north 03 degrees 32 minutes 29 seconds east 150.45 feet to the point of beginning.

Containing 25,448.40 square feet or 0.58 acres.

Both 1671 Murfreesboro Pike and 1723 Old Murfreesboro Pike being the same properties conveyed to **PAVE NASHVILLE, LLC,** a Delaware limited liability company, **GREENSWTICH AMERICA, INC.,** a Delaware corporation, **CT TIC MEMBER, LLC,** a Connecticut limited liability and **TIMBER LANE LLC**, as Tenants-in-Common by Deed of record, recorded as Instrument No. 20151102-0111596 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2023 and subsequent years from any applicable government entity, including, without limitation, Davidson County, Tennessee, and City of Nashville, Tennessee for Map-Par. 135-01-0-101.00 and 135-01-0-102.00. (1671 Murfreesboro Pike and 1723 Old Murfreesboro Pike)

2. Subject to all shown on the Plans of record in Plat Book 3300, Page 65 and Plat Book 4060, Page 161, Register's Office for Davidson County, Tennessee. (1671 Murfreesboro Road).

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants Town Park Estates of record in Book 3400, Page 120, as amended in Book 3436, Page 43, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction a. is exempt under Title 42 of the United States Code, or b. relates to handicap but does not discriminate against handicapped persons. (1671 Murfreesboro Road)

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 634, in the Register's Office for Davidson County, Tennessee. (1671 Murfreesboro Road)

5. Easement for constructing and maintaining sewer line of record in Book 5973, Page 720, in the Register's Office for Davidson County, Tennessee. (1671 Murfreesboro Road)

6. Joint access easement of record in Book 6709, Page 861, in the Register's Office for Davidson County, Tennessee. (1671 Murfreesboro Road)

7. Rights of the public in general in and to the cemetery located within the bounds of the property, and referred to in the deed of record in Book 7069, page 233, Register's Office for Davidson County, Tennessee, together with rights of ingress from, and egress to, Citation Drive. (1671 Murfreesboro Road)

8. Easement of record in Book 1229, Page 2, in the Register's Office for Davidson County, Tennessee. (1723 Old Murfreesboro Pike)

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4767, Page 262 and Book 8573, Page 350, in the Register's Office for Davidson County, Tennessee. (1723 Old Murfreesboro Pike)

10. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6342, Page 374, in the Register's Office for Davidson County, Tennessee. (1723 Old Murfreesboro Pike)

11. Stormwater Detention Agreement of record in Book 11752, Page 424, in the Register's Office for Davidson County, Tennessee. (1723 Old Murfreesboro Pike)

12. Highway Right of Way Conveyances of record in Instrument Number 20040910-0109515, Book 8564, Page 314 and Book 8626, Page 713, in the Register's Office for Davidson County, Tennessee. (1723 Old Murfreesboro Pike)

13. The following matters shown on the survey of the property prepared by Jimmy C. Yates of Wamble & Associates , PLLC, dated September 15, 2015 (1671 Murfreesboro Road):

(i) Overhead public utility lines cross the southeast corner of the property and in two places along the south property line along Citation Dive.
(ii) A storm water detention pond is located in the southwest corner of the site.

14. The following matters shown on the survey of the property prepared by Jimmy C. Yates of Wamble & Associates, PLLC, dated September 15, 2015 (1723 Old Murfreesboro Road):

(i) A 66" corrugated metal pipe (C.M.P.) storm drain crosses the southeast corner of the property;
(ii) A storm water detention pond located along the south boundary line and a maintenance agreement of record in D.B. 11752, Page 424, in said Register's Office;
(iii) The site perimeter fence line and corner of the parking lot encroach on the public right of way in two places, one in the northeast corner along Old Murfreesboro Pike and one in the southeast corner along Murfreesboro Pike;
(iv) A stream that crosses the southeast corner of the property in a 66 inch corrugated metal pipe, and rights of upper and lower riparian owners to the flow of the waters of said stream, free from diminution or pollution;
(v) Land acquired for the right-of-way purposes pertaining to Tennessee Department of Transportation Highway Project No. STP-NHE-255(6)/19084-2214-14, Tract 1 of record as Instrument No. 20040910-0109515, in said Register's Office.

Tennessee Certification of Electronic Document

I, Yale Riley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/28/23 (date of document).

Affiant Signature

4/28/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY