Karen Johnson Davidson County
Batch# 998842 DEEDQC
05/02/2023 01:12:30 PM 14 pgs
Fees: $72.00 Taxes: $0.00
20230502-0032522

QUITCLAIM 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 for this transfer is $0.00.

Affiant Danielle Ryan-Prais

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

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, 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 does 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 "Property").

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

[Signatures next page]

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

WITNESSES:

Print Witness Name: Kristine Awles

Print Witness Name: David Martino

GRANTORS:

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

By: _____
Name: David Schmid
Title: Manager

Print Witness Name:

Print Witness Name:

GREENSWITCH AMERICA, INC.

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

Print Witness Name:

Print Witness Name:

CT TIC MEMBER, LLC

By: _____
Name: Thomas Bechard
Title: Manager

Print Witness Name:

Print Witness Name:

TIMBER LANE LLC

By: _____
Name: Joseph Coppola
Title: Manager

STATE OF CONNECTICUT)
)
COUNTY OF Tolland)

Before me, Amy T. 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

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

WITNESSES:

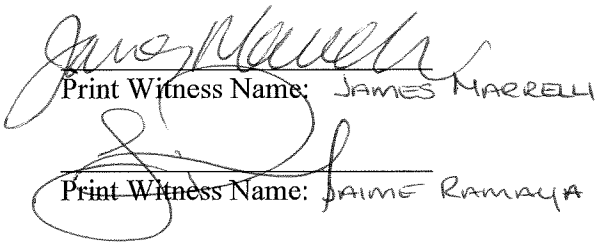
GRANTORS:

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

_____
Print Witness Name:

_____
Print Witness Name:

By: _____
Name: David Schmid
Title: Manager



Print Witness Name: JAMES MARRELLI

_____
Print Witness Name: JAIME RAMAYA

GREENSWITCH AMERICA, INC.

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

_____
Print Witness Name:

_____
Print Witness Name:

CT TIC MEMBER, LLC

By: _____
Name: Thomas Bechard
Title: Manager

_____
Print Witness Name:

_____
Print Witness Name:

TIMBER LANE LLC

By: _____
Name: Joseph Coppola
Title: Manager

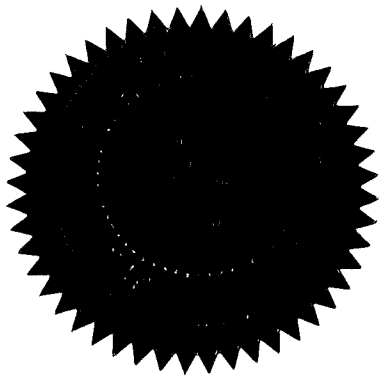
PROVINCE
~~STATE~~ OF ONTARIO)
CITY)
~~COUNTY~~ OF TORONTO)

Before me, JAMES MARRELLI, 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

_____
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 New London)

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 13th 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

That certain piece or parcel of land, with the buildings and improvements thereon, known as 1671 Murfreesboro Pike, as shown in a map or plan entitled "ALTA/ASCM FLY AWAY AIRPORT PARKING FACILITY 1671 MURFREESBORO PIKE, TWENTY-EIGHT CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE" prepared by Wamble 0& Associates, PLLC, Nashville, TN, Scale 1"=30', File no. 872-0215, dated September 15, 2015, rev. September 21, 2015 and October 21, 2015, and more particularly described as follows:

BEGINNING at an iron rod (old) on the southern margin of Murfreesboro Pike (US 41/ 70S) (right-of-way varies), said iron rod (old) being the northeast comer of Lot 1 as shown on the final plat of Murfreesboro Road Business Center, as of record in Plat Book 6250, Page 694, Register's Office of Davidson County, Tennessee conveyed to Blevins Family Storage, L. P., as of record in Instrument # 20050105-0001667, Register's Office of Davidson County, Tennessee and the northwest comer of the property herein described;

THENCE, following said southern margin of Murfreesboro Pike (US 41 / 70S) along a curve to the right having a radius of 3,750.00 feet, a central angle of 07 degrees 56 minutes 41 seconds, an arc length of 519.97 feet, a chord bearing and distance of South 62 degrees 26 minutes 59 seconds East, 519.56 feet and a tangent of 260.40 feet to an iron rod (new);

THENCE, North 36 degrees 11 minutes 51 seconds East, 10.00 feet to an iron rod (new);

THENCE, along a curve to the right having a radius of 3,760.00 feet, a central angle of 00 degrees 39 minutes 54 seconds, an arc length of 43.65 feet, a chord bearing and distance of South 60 degrees 29 minutes 56 seconds East, 43.65 feet and a tangent of 21.82 feet to an iron rod (old), said iron rod (old) being the northwest corner of Lot 1 as shown on the final plat of Section Ill, Town Park Estates, as of record in Plat Book 4060, Page 161, Register's Office of Davidson County, Tennessee conveyed to Kimbro Equities I, as of record in Instrument # 20060224-0021906, Register's Office of Davidson County, Tennessee and the northeast comer of the property herein described;

THENCE, leaving said southern margin of Murfreesboro Pike (US 41 / 70S) and following the western boundary of said Lot 1 as shown of the final plat of Section III, Town Park Estates South 34 degrees 48 minutes 13 seconds West, 150.07 feet to an iron rod (new), said iron rod (new) being the southwest corner of said Lot 1 as shown on the final plat of Section III, Town Park Estates conveyed to Kimbro Equities I;

THENCE, leaving said western boundary of said Lot 1 as shown on the final plat of Section III, Town Park Estates and following the southern boundary of said Lot 1 as shown on the final plat

of Section III, Town Park Estates South 56 degrees 15 minutes 44 seconds East, 175.18 feet to an iron rod (new) on the western margin of Town Park Drive (50 foot right-of-way), said iron rod (new) being the northwest comer of said Lot 1 as shown on the final plat of Section III, Town Park Estates conveyed to Kimbro Equities I;

THENCE, leaving said southern boundary of Lot 1 as shown on the final plat of Section III, Town Park Estates and following said western margin of Town Park Drive South 34 degrees 57 minutes 00 seconds West, 178.81 feet to an iron rod (new);

THENCE, leaving said western margin of Town Park Drive along a curve to the right having a radius of 25.00 feet, a central angle of 89 degrees 59 minutes 56 seconds, an arc length of 39.27 feet, a chord bearing and distance of South 79 degrees 57 minutes 00 seconds West, 35.36 feet and a tangent of 25.00 feet to an iron rod (new) on the northern margin of Citation Drive (50 foot right-of-way);

THENCE, following said northern margin of Citation Drive North 55 degrees 03 minutes 00 seconds West, 146.21 feet to an iron rod (new);

THENCE, along a curve to the left having a radius of 371.61 feet, a central angle of 73 degrees 17 minutes 18 seconds, an arc length of 475.33 feet, a chord bearing and distance of South 88 degrees 18 minutes 24 seconds West, 443.59 feet and a tangent of 276.43 feet to an iron rod (new), said iron rod (new) being the southeast comer of Lot 203 as shown on the final plat of Town Park Estates, as of record in Plat Book 3300, Pages 64 and 65, Register's Office of Davidson County, Tennessee conveyed to Metropolitan Nashville Airport Authority, as of record in Deed Book 8346, Page 261, Register's Office of Davidson County, Tennessee, also being the southeast comer of said Lot 1 as shown on the aforementioned final plat of Murfreesboro Road Business Center conveyed to Blevins Family Storage, L.P. and the southwest comer of the property herein described;

THENCE, leaving said northern margin of Citation Drive and following the eastern boundary of said Lot 1 as shown on the final plat of Murfreesboro Road Business Center North 13 degrees 43 minutes 43 seconds East, 572.69 feet the point of beginning; Containing 234,028 square feet or 5.37 acres +/-.

1723 OLD MURFREESBORO PIKE

That certain piece or parcel of land, with the buildings and improvements thereon, known as 1723 Old Murfreesboro Pike, as shown in a map or plan entitled ""ALTA/ASCM AS-BUILT SURVEY FLY AWAY AIRPORT PARKING FACILITY 1723 OLD MURFREESBORO PIKE, TWENTY-EIGHT CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE" prepared by Wamble & Associates, PLLC, Nashville, TN, Scale 1"=50', File no. 872-0115, dated September 15, 2015, rev. September 21, 2015 and October 21, 2015, and more particularly described as follows:

BEGINNING at an iron rod (old) on the northern margin of Murfreesboro Pike (US 41 / 70S) (right-of-way varies) 110 feet from the centerline, said iron rod (old) being the southwest corner of the Beverly S. Beam, Leroy J. Humphries and David C. Huseman property, as of

record in Instrument# 20030609-0079310, Register's Office of Davidson County, Tennessee and the southeast corner of the property herein described;

THENCE, following said northern margin of Murfreesboro Pike (US 41 / 70S) North 58 degrees 31 minutes 48 seconds West, 161.78 feet to an iron rod (new);

THENCE, North 77 degrees 11 minutes 10 seconds West, 125.05 feet to an iron rod (new);

THENCE, North 58 degrees 31 minutes 48 seconds West, 258.28 feet to an iron rod (new);

THENCE, South 31 degrees 28 minutes 16 seconds West, 15.00 feet to an iron rod (new);

THENCE, North 58 degrees 31 minutes 48 seconds West, 400.00 feet to an iron rod (new), said iron rod (new) being the southwest corner of the property herein described.

THENCE, leaving said northern margin of Murfreesboro Pike (US 41 /7 0S) North 31 degrees 28 minutes 16 seconds East, 62.35 feet to an iron rod (new) on the southern margin of Old Murfreesboro Pike (60 foot right-of-way), said iron rod (new) being the northwest corner of the property herein described;

THENCE, following said southern margin of Old Murfreesboro Pike South 72 degrees 21 minutes 54 seconds East, 828.18 feet to an iron rod (old), said iron rod (old) being the northwest corner of said Beverly S. Beam, Leroy J. Humphries and David C. Huseman property and the northeast corner of the property herein described;

THENCE, leaving said southern margin of Old Murfreesboro Pike and following the western boundary of said Beverly S. Beam, Leroy J. Humphries and David C. Huseman property South 01 degrees 43 minutes 12 seconds East, 245.46 feet to the point of beginning;

Containing 134,053 square feet or 3.08 acres+/-.

Being the same property conveyed to PAVe Nashville, LLC, a Delaware limited liability company, CT TIC Member, LLC, a Connecticut limited liability company, Timber Lane LLC, a Connecticut limited liability company and Greenswitch America, Inc., a Delaware corporation, as tenants in common from J&L Airport Parking, LLC, a Tennessee limited liability company, by Quitclaim Deed of record, Instrument No. 20151102-0111597, in the Register's Office for Davidson County, Tennessee.

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