This instrument was prepared by:

Greenberg Traurig, P.A.
401 E. Las Olas Blvd, Suite 2000
Fort Lauderdale, Florida 33431
Attention: Jonathan S. Gelman, Esq.

Karen Johnson Davidson County
Batch# 1093818 DEEDQC
01/24/2024 02:35:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20240124-0004838

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
BAI RIVERGATE STATION, LLC 720 East Palisade Avenue, Suite 201, Englewood Cliffs, NJ 07632	BAI RIVERGATE STATION, LLC 720 East Palisade Avenue, Suite 201, Englewood Cliffs, NJ 07632	034-06-0-002.00

THIS INDENTURE made as of this 22nd day of January, 2024, between BAI RIVERGATE LLC, a Delaware limited liability company, First Party, and BAI RIVERGATE STATION LLC, a Delaware limited liability company, Second Party.

W I T N E S S E T H :

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold, remised, released, and QUITCLAIMED, and does by these presents grant, bargain, sell, remise, release, and QUITCLAIM unto Second Party, its successors and assigns, all of First Party's right, title and interest in and to the real property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

with the hereditaments and appurtenances thereto appertaining.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

Signature Page Follows

IN WITNESS WHEREOF, the said First Party has caused this Deed to be executed as of the day and year first above written.

BAI RIVERGATE LLC, a Delaware limited liability company

By:_____
Name: Amit Barnoon
Title: Manager

STATE OF New Jersey
COUNTY OF Bergen

Before me, Esther Baumohl, a Notary Public in and for the State and County aforesaid, personally appeared AMIT BARNOON, 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 BAI RIVERGATE LLC, the within named bargainor, and that he as such Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as such Manager.

Witness my hand, at office, this 18 day of December, 2023.

Esther Baumohl
Notary Public

My Commission Expires: 9-9-26

Esther Baumohl
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 9, 2026

STATE OF New Jersey
COUNTY OF Bergen

The actual consideration for this transfer is $0.00.

Affiant: AMIT BARNOON, as Manager

Subscribed and sworn to before me this the 18 day of December, 2023.

Notary Public

My Commission Expires: 9-9-26

Esther Baumohl
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 9, 2026

EXHIBIT "A" TO QUITCLAIM DEED
LEGAL DESCRIPTION

TRACT I (FEE):

BEING A CERTAIN TRACT OF LAND LYING IN THE TENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BOUNDED GENERALLY BY GALLATIN PIKE IN THE NORTH, MYATT DRIVE IN THE EAST, ARMSTRONG RUBBER IN THE SOUTH AND BORCHERT IN THE WEST AND BEING LOT 2 ON THE RESUBDIVISION OF RIVERGATE STATION, SECTION ONE - LOT 2 PLAT BOOK 9700, PAGE 838, MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY CHARLES PHILLIP CLINARD, RLS #1032, CLINARD ENGINEERING ASSOCIATES, LLC, DATED FEBRUARY 13, 2004, PROJECT NO. E04003:

BEGINNING AT AN IRON PIN (NEW) AT THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF GALLATIN PIKE AND MYATT DRIVE IN THE WESTERLY MARGIN OF MYATT DRIVE;

THENCE, WITH THE WESTERLY MARGIN OF MYATT DRIVE, S 34 DEG. 30 MIN. 50 SEC. EAST, 247.46 FEET TO A P.K. NAIL (NEW) AT THE NORTHEASTERLY CORNER OF SECTION ONE RIVERGATE STATION PLAT BOOK 6900, PAGE 813;

THENCE, WITH SECTION ONE RIVERGATE STATION FOR THE NEXT THREE CALLS:

S 57 DEG. 41 MIN. 10 SEC. W, 248.27 FEET TO A P.K. NAIL (NEW);
S 28 DEG. 29 MIN. 20 SEC. W, 170.94 FEET TO A P.K. NAIL (NEW);
S 41 DEG. 32 MIN. 56 SEC. E, 107.40 FEET TO A P.K. NAIL (NEW) AT THE NORTHWESTERLY CORNER OF LOT 3 ON THE RESUBDIVISION PLAT REFERENCED ABOVE;

THENCE, WITH LOT 3 FOR THE NEXT THREE CALLS:

S 40 DEG. 21 MIN. 04 SEC. E, 226.79 FEET TO A P.K. NAIL (NEW)
N 57 DEG. 44 MIN. 42 SEC. E, 226.26 FEET TO A P.K. NAIL (NEW)
N 43 DEG. 33 MIN. 26 SEC. E, 136.40 FEET TO A P.K. NAIL (NEW) IN THE WESTERLY MARGIN OF SAID MYATT DRIVE;

THENCE, WITH THE WESTERLY MARGIN OF MYATT DRIVE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL DELTA ANGLE OF 02 DEG. 37 MIN. 01 SEC., A RADIUS OF 5774.58 FEET, AN ARC LENGTH OF 263.74 FEET AND A CHORD BEARING AND DISTANCE OF S 36 DEG. 34 MIN. 20 SEC. E, 263.72 FEET TO A CONCRETE MONUMENT (OLD) AT THE NORTHEASTERLY CORNER OF DYLAN CUSTOM MIXING, L.L.C. INSTRUMENT NO. 200304300058039;

THENCE, WITH RIVERGATE BUILDING PARTNERS, L.L.C. FOR THE NEXT TWO CALLS:

S 48 DEG. 27 MIN. 54 SEC. W, 755.16 FEET TO A CONCRETE MONUMENT (OLD);
S 65 DEG. 59 MIN. 47 SEC. W, 781.76 FEET TO AN IRON PIN (NEW) AT THE SOUTHEASTERLY CORNER OF PARTNERS OF THE PIKE INSTRUMENT NO. 200304300058039;

THENCE, WITH PARTNERS OF THE PIKE FOR THE NEXT THREE CALLS:

N 23 DEG. 58 MIN. 41 SEC. W, 215.00 FEET TO AN IRON PIN (OLD);

ALONG A CURVE TO THE LEFT HAVING A CENTRAL DELTA ANGLE OF 31 DEG. 43 MIN. 38 SEC., A RADIUS OF 158.49 FEET, AN ARC LENGTH OF 87.76 FEET AND A CHORD BEARING AND DISTANCE OF N 39 DEG. 51 MIN. 20 SEC. W, 86.65 FEET TO AN IRON PIN;

N 55 DEG. 39 MIN. 47 SEC. W, 44.41 FEET TO A CONCRETE MONUMENT (OLD) IN THE SOUTHERLY MARGIN OF GALLATIN PIKE;

THENCE, WITH THE SOUTHERLY MARGIN OF GALLATIN PIKE FOR THE NEXT EIGHT CALLS;

ALONG A CURVE TO THE RIGHT HAVING A CENTRAL DELTA ANGLE OF 06 DEG. 36 MIN. 23 SEC.,

A RADIUS OF 3210.00 FEET, AN ARC LENGTH OF 370.12 FEET AND A CHORD BEARING AND DISTANCE OF N 31 DEG. 33 MIN. 06 SEC. E, 369.92 FEET TO AN IRON PIN;

N 34 DEG. 51 MIN. 21 SEC. E, 369.10 FEET TO A CONCRETE MONUMENT (OLD);

ALONG A CURVE TO THE RIGHT HAVING A CENTRAL DELTA ANGLE OF 00 DEG. 02 MIN. 35 SEC., A RADIUS OF 101,046.00 FEET, AN ARC LENGTH OF 75.93 FEET AND A CHORD BEARING AND DISTANCE OF N 34 DEG. 53 MIN. 52 SEC. E, 75.93 FEET TO AN IRON PIN;

S 55 DEG. 04 MIN. 50 SEC. E, 20.71 FEET TO AN IRON PIN (NEW);

ALONG A CURVE TO THE RIGHT HAVING A CENTRAL DELTA ANGLE OF 00 DEG. 07 MIN. 15 SEC., A RADIUS OF 101,025.29 FEET, AN ARC LENGTH OF 212.57 FEET AND A CHORD BEARING AND DISTANCE OF N 34 DEG. 58 MIN. 47 SEC. E, 212.57 FEET TO A CONCRETE MONUMENT (OLD);

N 36 DEG. 12 MIN. 09 SEC. E, 250.26 FEET TO A CONCRETE MONUMENT (OLD);

ALONG A CURVE TO THE LEFT HAVING A CENTRAL DELTA ANGLE OF 01 DEG. 34 MIN. 47 SEC., A RADIUS OF 10,120.00 FEET, AN ARC LENGTH OF 279.02 FEET AND A CHORD BEARING AND DISTANCE OF N 35 DEG. 09 MIN. 39 SEC. E, 279.01 FEET TO A CONCRETE MONUMENT (OLD);

S 79 DEG. 30 MIN. 50 SEC. E, 55.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.97 ACRES MORE OR LESS. LESS AND EXCEPT

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM IS THAT PROPERTY DESCRIBED AS BEING LOTS 4 AND 5, AS SHOWN ON THE 2ND RESUBDIVISION OF LOT 2 RIVERGATE STATION SECTION 1, OF RECORD IN INSTRUMENT NUMBER 20211011-0136043, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BAI RIVERGATE LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 20120409-0029666, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II (EASEMENT):

TOGETHER WITH THE BENEFIT OF THOSE EASEMENTS APPURTENANT TO SAID PROPERTY SET FORTH IN THE FOLLOWING:

(A) DECLARATION OF EASEMENTS DATED APRIL 30, 1999 EXECUTED BY RIVERGATE STATION JOINT VENTURE AND RECORDED IN BOOK 11459, PAGE 682, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

(B) DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF RECORD IN BOOK 7480, PAGE 965, IN SAID REGISTER'S OFFICE, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF RECORD IN BOOK 7537, PAGE 359, SAID REGISTER'S OFFICE.

(C) DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF RECORD IN BOOK 7625, PAGE 632, SAID REGISTER'S OFFICE, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF RECORD IN BOOK 7660, PAGE 478, SAID REGISTER'S OFFICE, AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF RECORD IN BOOK 8194, PAGE 851, SAID REGISTER'S OFFICE, AS AFFECTED BY THAT CERTAIN ABSTRACT OF AGREEMENT BY AND BETWEEN RONALD UNDERBERG, RIVERGATE STATION JOINT VENTURE, O'CHARLEY'S, INC., AND LOGAN'S OF RECORD IN BOOK 9045, PAGE 364, SAID REGISTER'S OFFICE.

(D) DEED OF EASEMENT & COVENANT AGREEMENT OF RECORD IN BOOK 7537, PAGE 401, SAID REGISTER'S OFFICE. THE EASEMENT PROPERTY BEING DESCRIBED THEREIN AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN IN THE SOUTHERLY RIGHT-OF-WAY OF MYATT DRIVE TO FIND THE POINT OF BEGINNING, SAID IRON PIN BEING THE MOST NORTHEASTERLY CORNER OF THE PROPERTY IN BOOK 5190, PAGE 235, R.O.D.C.;

THENCE, FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY OF MYATT DRIVE WITH A CURVE TO THE LEFT 391.79 FEET, TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 03° 53' 15", A RADIUS OF 5774.58 FEET, A TANGENT OF 195.97 FEET, AND A CHORD OF S 35° 53' 49" E, 391.72 FEET, TO THE POINT OF BEGINNING;

THENCE, CONTINUING WITH SAID SOUTHERLY RIGHT-OF-WAY OF MYATT DRIVE WITH A CURVE TO THE LEFT 90.00 FEET, TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 0° 53' 35", A RADIUS OF 5774.58 FEET, A TANGENT OF 45.00 FEET, AND A CHORD OF S 38° 17' 14" E, 90.00 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY S 57° 38' 14" W, 187.30 FEET, TO A POINT;

THENCE, N 41° 32' 06" W, 60.00 FEET, TO A POINT;

THENCE, N 48° 27' 54" E, 190.00 FEET, TO THE POINT OF BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BAI RIVERGATE LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 20120409-0029666, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

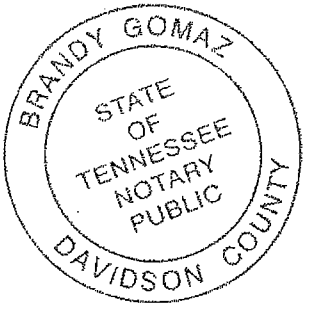
I, Teresa A. Beardsley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 01/22/24 (date of document).

Teresa A Beardsley
Affiant Signature

01/24/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of January, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25