This instrument was prepared by:
David L. Shaw
1528 Shermer Road
Northbrook IL 60062

Once recorded, return to:
Greg R. Miner
3100 N. Sheridan Road Apt 7A
Chicago IL 60657

Karen Johnson Davidson County
Batch # 1290723 DEEDQC
06/27/2025 09 18 15 AM 5 pgs
Fees $27 00 Taxes $0 00
20250627-0050716

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars US Dollars ($ 0) in hand, paid to The Bertram L. Miner Revocable Trust, an Illinois Trust with an address of 3100 N. Sheridan Road Apt 7A Chicago IL 60657 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Gallatin One LLC, a Tennessee Limited Liability Company with an address of 3100 N Sheridan Rd, Apt 7A Chicago IL 60657 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 03403002200

The property identified herein ☐ is -OR- ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Greg R. Miner

Address: 3100 N. Sheridan Rd Apt 7A Chicago IL 60657

T.A.I.

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: 6/20/25

Printed Name: Greg R. Miner, Trustee

Grantor Signature: _____ Date: 6/20/25

Printed Name: Anthony R. Miner Trustee

1st Witness Signature: _____ Date: 6/20/25

Printed Name: Justin Strane

2nd Witness Signature: Stephanie Rosen Date: 6/20/25

Printed Name. Stephanie Rosen

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~Tennessee~~ ILLINOIS)
County of Cook)

On June 20, 2025 before me, Mari Mikolajczak,
personally appeared Greg Miner, Anthony R Miner, Justin Strane & Stephanie Rosen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____
Printed Name Mari Mikolajczak
My Commission Expires 10/16/27 (Seal)

OFFICIAL SEAL
MARI MIKOLAJCZAK
Notary Public, State of Illinois
Commission No 902941
My Commission Expires October 16 2027

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Tract No. 1 on the Plan of Rivergate Marketplace Shopping Complex, of record in Book 6250, page 104, Register's Office for Davidson County, Tennessee, which land is more particularly described as follows:

Beginning at a concrete monument in the northerly right of way of Twin Hills Drive, said monument being the southeasterly corner of herein described tract, and the southwesterly corner of property of Twin Hills Joint Venture Inc. as recorded in Deed Book 7459, page 290, Register's Office for Davidson County, Tennessee.

1. With the northerly right of way line of Twin Hills Drive, North 51 deg. 19' 55" West, 598.54' to an iron pin; thence,

2. Continuing with the northerly right of way line of Twin Hills Drive with a curve to the right with a delta of 99 deg. 05' 25", a radius of 25.00', a chord bearing and distance of north 01 deg. 47' 13" west, 38.05', and arc length of 43.24' to a concrete monument in the easterly right of way of Gallatin Pike; thence,

3. With the easterly right of way of Gallatin Pike North 47 deg. 45' 30" East, 382.48' to an iron pin, being the northwesterly corner of herein described tract, and property of First Capital Inst. Real Estate Ltd. 2 recorded in Deed Book 6870, page 903, Register's Office for Davidson County, Tennessee; thence,

4. Leaving Gallatin Pike with the common line of herein described tract and property of First Capital Inst. Real Estate Ltd. 2, South 42 deg. 14' 30" East, 619.97 to an iron spike in the common line of herein described tract and property of Twin Hills Joint Venture Inc.; thence,

5. With the common line of herein described tract and Twin Hills Joint Venture Inc. South 47 deg. 45' 30" West 312.60 feet to the point of beginning and containing 224.359 sq. ft. or 5.151 acres, more or less.

Being the same property conveyed to Bertram L. Miner, Trustee of the Bertram L Miner Revocable Trust dated April 2, 1979, by deed from Bertram L. Miner, of record as Instrument Number 20180510-0044782, Register of Deeds Office for Davidson County, Tennessee, having been conveyed to the said Bertram L. Miner by deed from Piedmont Nashville Partners L.P. of record in Book 9837, page 912, said Register's Office.

Together with appurtenant easements as set forth in the following:

a. That certain plat of record in Plat Book 6250, page 104, in the Register's Office for Davidson County, Tennessee.
b. That certain Reciprocal Easement and Development Agreement of record in Book 6344, page 518 of the aforesaid Register's Office as re- recorded in Book 6713, page 539 and Book 6870, page 841, said Register's Office.
c. That certain revised Reciprocal Easement and Development Agreement of record in Book 6713, page 520, said Register's Office.
d. That certain Easement Agreement of record in Book 6870, page 812, said Register's Office.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Cook

The actual consideration or true value, whichever is greater for this transfer is
$ 0

Affiant

Subscribed and sworn before me, this 20th day of June, 2025

Notary

OFFICIAL SEAL
MARI MIKOLAJCZAK
Notary Public, State of Illinois
Commission No 902941
My Commission Expires October 16, 2027