BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
MBM STRATEGIC REALTY, LLC 1692 Old Hillsboro Road Franklin, TN 37069	SAME	

I, **JAMES MICHAEL MCFARLIN, a married man, also known as J. MICHAEL MCFARLIN, also known as J. MICHAEL MCFARLIN D/B/A M & S REALTY,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **MBM STRATEGIC REALTY, LLC, a Tennessee limited liability company,** in and to the following tracts of land in Davidson County, Tennessee described as follows:

See Exhibit "A" for Legal Descriptions

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

None of the subject properties have been the marital residence of the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21ST day of October, 2021.

Karen Johnson Davidson County
Batch# 747337 DEEDQC
11/01/2021 01:17:43 PM 7 pgs
Fees: $37.00 Taxes: $0.00

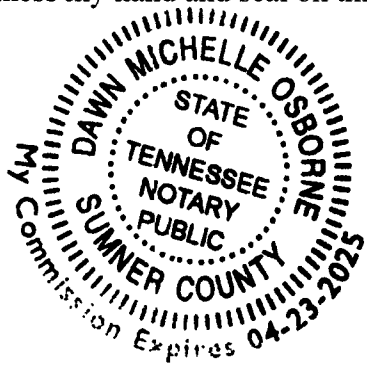
20211101-0146053

James Michael McFarlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES MICHAEL MCFARLIN, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal on this 21st day of October, 2021.



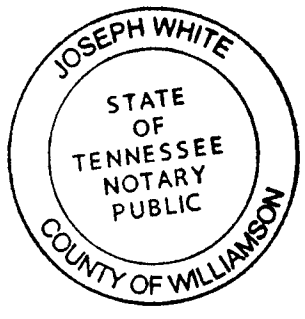
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2021.



Notary Public

EXHIBIT "A" LEGAL DESCRIPTIONS

Tract 1: 525 Woodycrest Ave., Nashville, TN 37210 M&P: 106 09 045.00

Land in Davidson County, Tennessee described according to a survey prepared by Volunteer surveying, Phillip E. Holmes, Jr. RLS, TN No. 1728 dated, 7/16/2004, file no. 04130 as follows:

Beginning at an iron pin on the southerly margin of Woodycrest Avenue and the Northwesterly corner of The Lofton Property, as of record in Book 4478, Page 831, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Thence south 11 deg., 02 minutes, 12 seconds, west, 264.96 feet along the Lofton's westerly property line to an iron pin;

Thence north 82 deg., 36 minutes, 36 seconds, west 487.10 feet along the Dortch's northerly property line to a concrete monument;

Thence with a curve to the right, having a central of 04 deg., 34 minutes, 00 seconds, a radius of 4581.94 feet and an arc length of 365.20 feet along the McFarlin's easterly property line to an iron pin;

Thence south 82 deg., 47 minutes, 59 seconds east, 251.34 feet along Woodycrest Avenue to the point of beginning, containing 98,306.34 square feet or 2.26 acres.

Being the same property conveyed to James Michael McFarlin by Quitclaim Deed from M & S Realty, a Tennessee General Partnership, of record in Instrument No. 20080813-0083100, Register's Office for Davidson County, Tennessee.

Tract 2: 531 Woodycrest Ave., Nashville, TN 37210 M&P: 106 09 0 044.00

Land in Davidson County, Tennessee being in the 6th Civil District of said County, and described partially according to a survey of Parrish-Ragan, Inc., dated December 22, 1970, as follows:

Beginning at an iron stake in the southerly margin of Kelvington Boulevard, 140 feet west of an iron stake at the entrance to Foster Avenue; thence leaving said Boulevard South 2 degrees, 23 minutes West 264.54 feet to an iron stake; thence North 88 degrees 04 minutes West passing a concrete monument at 130.18 feet in all 132.22 feet to a point; thence North 5 degrees 47 minutes East 265 feet to an iron stake in the southerly margin of Kelvington Boulevard; thence with the same south 88 degrees 07 minutes east 116.5 feet to the point of beginning, containing .88 acres more or less together with the rights in and to an easement for Ingress and Egress 20 feet wide over the southerly part of the land lying to the east of the hereinabove described property and together with an easement for ingress and egress for gas pumps located thereon being 43 feet in width lying west of the

hereinabove described property.

Being the same property conveyed to J. Michael McFarlin, d/b/a M & S Realty, by Warranty Deed from Beatrice L. Templeton of record in Instrument No. 20101220-0101131, Register's Office for Davidson County, Tennessee.

Tract 3: 1223 Foster Ave., Nashville, TN 37210 M&P: 106 09 0 046.00

Land in the 6th formerly 9th Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated October 25, 1968, as resurveyed on October 29, 1974 as follows:

Beginning in the center of Foster Avenue 289.8 feet south of the centerline of Woodycrest Avenue; thence with the center of Foster Avenue, South 1 deg. 53' West 350 feet: thence North 88 deg. 35' West 910.3 feet to a stake; thence North 12 deg. 10' East 312.50 feet to a stake in the east margin of a 50-foot roadway; thence with the easterly margin of said roadway, northeastwardly ; 56.2 feet to a stake; thence South 88 deg. 35' East 820 feet to the centerline of Foster Avenue, the point of beginning containing 7 acres, more or less. Being property conveyed to David D. Dortch and Ruth Dortch by deed from Russell D. Easley, Trustee, of record in Book 6852, Page 826, Register's Office for Davidson County, Tennessee.

Excluding that portion of the above described real property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 4069, Page 225, Register's Office for Davidson County, Tennessee as follows:

Land in the 6th, formerly 9th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point where the property line between Anne Davis Hayes and Westminster Investing Corporation intersects the present West margin of Foster Avenue; thence North 89 deg. 54' West 13 feet along said property line to a point in the new West margin of Foster Avenue; thence South 0 deg. 42' 30" West 302 feet along the new West margin of Foster Avenue, the same being parallel to and 30 feet from the centerline of Foster Avenue to a point in the property line between Westminster Investing Corporation and B. Ray Gilmore and W.M. Fuller; thence South 39 deg. 17' 30" East 13 feet along said property line to a point in the present West margin of Foster Avenue; thence North 0 deg. 42' 30" East 302 feet along the present West margin of Foster Avenue to the point of beginning and containing 0.10 acres, more or less.

And further excluding that portion of the above described real property conveyed to R & L Equipment Co., in Book 5221, Page 210, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument on the westerly margin of Foster Avenue at a point that is 234.64 feet southerly of the southerly end of the southwesterly return

curve at Foster Avenue and Kelvington Boulevard, (now Woodycrest) said monument being the southeasterly corner of Lot No. 1, Blackburn Subdivision as of record in Book 4885, Page 172, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Foster Avenue, South 1 deg. 58' 00" West a distance of 300.0 feet to a P.K. Nail; thence, North 88 deg. 1' 26" West a distance of 200.97 feet to an iron pin; thence, North 2 deg. 22' 56" West a distance of 198.79 feet to an iron pin; south 88 deg. 4' 00" East a distance of 198.79 feet to the point of beginning and containing 1.39 acres, more or less.

Being the same property conveyed to James Michael McFarlin by Quitclaim Deed from M & S Realty, a Tennessee General Partnership, of record in Instrument No. 20080808-0081929, Register's Office for Davidson County, Tennessee.

Tract 4: 98 Terminal Ct., Nashville, TN 37210 M&P: 106 09 0 066.00

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Section V, Burns Industrial Subdivision of record in Book 3842, page 207, Register's Office for said County, described as follows:

Beginning at a point in the East Boundary of Terminal Court, at a concrete monument thence North 3° 39' East, a distance of 243.85 feet to a corner, thence South 88° 05' East a distance of 260.0' to a corner, thence South 3° 39' West, a distance of 269.7' to a corner then North 88° 03' West a distance of 234.25 feet to a concrete monument, thence along the ARC of a curve, a distance of 40.01 feet to a concrete monument being the point of beginning.

Being the same property conveyed to J. Michael McFarlin by Warranty Deed from Franklin Properties of Simpson County, a Kentucky General Partnership, of record in Instrument No. 20081103-0109223, Registers Office for Davidson County, Tennessee.

Tract 5: 93 Terminal Ct., Nashville, TN 37210 M&P: 106-9 48

Land in the 6th civil district of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the Easterly boundary line of the right-of-way of the Louisville & Nashville Railroad Company property, at a concrete monument, said point being at the Southwest terminus of a 50 foot, more or less, access easement to Kelvington Boulevard (formerly Woodycrest Avenue); thence with the margin of the Easterly right-of-way boundary line of the said L&N Railway in a Southwesterly direction, a distance of 320 feet, more or less, to a point, said point being the Northwesterly common corner of a tract owned by James M. McFarlin and R. L. Hayes, Sr., being of record in Book 5776, Page 468, said Register's office, thence leaving said L&N Railway right-of-way, and along said McFarlin's Northern boundary line, South 86 degrees 21 minutes East 125 feet, more or less, to a point;

thence South 3 degrees 39 minutes West 500 feet, more or less, along said McFarlin's Easterly boundary line to a point; thence leaving the said McFarlin property line, South 86 degrees 21 minutes East 50 feet, more or less, along the Northerly boundary line of a tract owned by Widney L. Key, et al, or record in Book 5258, Page 501, said Register's office, to a point, said point being the Southeastern corner of the Nashville L&D, Inc. tract, and the common Northeastern corner of the said Key, et al's, tract herein referenced, with said point being in the Westerly boundary line of lot 7 of the Burns Industrial Subdivision, of record in Plat Book 3600, Page 73, said Register's office; thence along said Westerly subdivision line and along the Westerly terminus of Tredco Drive, and along the Western boundary line of Burns Industrial Subdivision, section 5, also being the Westerly property line of lot 1 therein, being of record in Plat Book 3842, Page 207, said Register's office, and along the Westerly boundary line of a tract owned by Russell D. Easley, Trustee, of record in Book 6852, Page 826, said Register's Office, North 3 degrees 39 minutes East 632 feet, more or less, to a point, said point being the Southeast terminus of a 50 foot, more or less, access easement; thence in a Northeasterly direction along the Easterly boundary line of said access easement and with the Westerly boundary lines of the said Easley, Trustee tract, herein referenced, and, also a tract owned by Richard Dorland, of record in Book 6732, Page 769, said Register's office, 500 feet, more or less, to a point in the Southerly margin of Kelvington Boulevard (formerly Woodycrest Avenue)1; thence leaving the said Dorland tract, along with the Southerly margin of Kelvington Boulevard in a Southwesterly direction a distance of 68 feet, more or less, to a point, said point being the intersection of the Easterly margin of the Louisville & Nashville Railway right-of-way and the Southerly margin of Kelvington Boulevard; thence leaving said margin of Kelvington Boulevard, along with the Easterly L&N Railway's right-of-way boundary in a Southwesterly direction a distance of 402 feet, more or less, to the point of beginning.

Being the same property conveyed to J. Michael McFarlin, d/b/a M & S Realty by Warranty Deed from James M. McFarlin of record in Instrument No. 20150129-0008628, Register's Office for Davidson County, Tennessee.

Tract 6: 101 Terminal Ct., Nashville, TN 37210 M&P: 106-9 68

Land in the 6th civil district of Davidson County, Tennessee, being part of the 13.7 acres, more or less, tract shown on the boundary survey of the McIntyre property as of record in Book 445, Page 200, Register's Office for Davidson County, Tennessee, said survey being made by W. W. Turner Company, engineers, July 25, 1953, and more particularly described as follows:

Beginning at a point in the Easterly right-of-way of L&N Railway at a concrete monument, said point being at the Southwest terminus of a 42 1/2 foot strip dedicated for a roadway to Woodycrest Avenue, thence with the Easterly right-of-way of the L&N Railway a distance of 320 feet to point in the Easterly right-of-

way of the L&N Railway, which point is 320 feet South of said monument and which point is the real point of beginning of the property conveyed herein; thence with the Easterly right-of-way of L&N Railway along a curve to the left with a radius of 2,815 feet, a distance of 550 feet, more or less, to a point; thence leaving said right-of-way South 86 degrees 21 minutes East 350 feet to a point, said point being 50 feet West of the East property line of said 13.7 acres, more or less, tract; thence North 3 degrees 39 minutes East 500 feet to a point; thence North 86 degrees 21 minutes West 125 feet, more or less, to the point of beginning, and containing 2.7 acres, more or less.

Together with an easement for ingress and egress over a 50 foot wide tract of land lying East of and along the Easterly line of the hereinabove described tract being conveyed herein.

Together with an easement for ingress and egress to Kilvington Blvd., formerly Old Woodycrest Avenue, over the following described tract of land:

A tract of land lying North of and adjacent to the hereinabove described 59 foot easement, being 40 feet, more or less, in width, and running in a Northerly direction to Kilvington Blvd., formerly Old Woodycrest Avenue.

Being the same property conveyed to J. Michael McFarlin d/b/a M & S Realty by Warranty Deed from James M. McFarlin of record in Instrument No. 20150129-0008629, Register's Office for Davidson County, Tennessee.