QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1076525 DEEDQC
11/29/2023 02:48:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231129-0092208

LF-QCD-23-4888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emmit Jackson Martin	**Same As New Owner**	
(NAME) **P.O. BOX 24090**	(NAME)	**031-00-0-016.00**
(ADDRESS) **Nashville, TN 37202**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **4888 LICKTON PIKE LLC**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **EMMIT JACKSON MARTIN, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

THIS CERTAIN PARCEL OF REAL ESTATE SITUATED AND LOCATED IN THE 3RD COUNCIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING DESCRIBED ACCORDING TOASURVEYBY DOYLE M. ELKINS, RLS 2427, PROJECT 21121 DRAWN JULY5, 2021,AS FOLLOWS TO-WIT:

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY OF LICKTON PIKE AT AN IRON PIN ON THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN BEING ON THE LINE OF GRACE COMMUNITY CHURCH, TRAVEL THENCE WITH GRACE COMMUNITY CHURCH N 65-56-15 W 219.01' TO AN IRON PIN, THENCE N 34-55-15 W 231.91' TO AN IRON PIN, THENCE N 03-53-15 W 97.25' TO AN IRON PIN, THENCE N 64-13-27 W 681.14' TO AN IRON PIN, THENCE N 13-54-57 W 355.22' TO AN IRON PIN, THENCE N 32-32-29 W 195.43' TOAN IRON PIN, THENCE N 16-51-58 W434.42' TO AN IRON PIN, THENCE N 40-10-16 W 562.87' TO AN IRON PIN ON THE SOUTHEAST LINE OF METRO PARCEL 03100001100, THENCE N 37-31-07 E 243.97' TO AN IRON PIN, THENCE N 68-53-14 W 963.90' TOAN IRON PIN, THENCE S 32-59-56 W 83.50', THENCE N 65-48-48 W 585.49' TO AN IRON PIN ON THE EAST LINE OF PARCEL 02300003200, THENCE N 18-3905 E 36.76' TO AN IRON PIN, THENCE

N 41-08-51 E 469.28' TO AN IRON PIN, THENCE WITH PARCEL 02300003600 N 78-22-36 E 177.02' TOAN IRON PIN, THENCE S 85-52-47 E 333.49' TO AN IRON PIN, THENCE N 43-20-26 E 484.74' TO AN IRON PIN, THENCE N 86-08-51 E 111.97' TO A 28in OAK TREE CORNER, THENCE S 66-48-03 E 336.13' TO AN IRON PIN, THENCE S 80-56-13 E 261.02' TO AN IRON PIN, THENCE S 42-22-18 E 929.30' TO AN IRON PIN ON THE
WEST RIGHT OF WAY OF U.S. INTERSTATE HWY24, THENCE FOLLOWING THE INTERSTATE S 00-16-51 E 165.98' TO A CONCRETE MONUMENT, THENCE S 11-08-04 E 2296.70' TO A CONCRETE MONUMENT, THENCE S 70-41-31 E 165.75' TO AN IRON PIN ON THE WEST RIGHT OF WAY OF LICKTON PK, THENCE ALONG THE RIGHT OF WAY S 21-54-47 W 304.84' TO AN IRON PIN AT THE POINT OF BEGINNING, CONTAINING 88.06 ACRES OR 3,835,989.5 SF, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED
BY ELKINS SURVEYING COMPANY DATED JULY5, 2021.

INCLUDED IN THIS SURVEY AND EXPRESSLY EXCLUDED FROM THE CONVEYANCE IS THE PROPERTY LEASED FOR THE CELL TOWER AND THE LAND UPON WHICH THE LEASEHOLD UTILITY AND ACCESS EASEMENT LIES, PER LEGAL DESCRIPTION IN LEASE MEMORANDUM AT 20081021-0105418, TOGETHER WITH AN ADDITIONAL PERIMETER OF 50' AROUND THE CELL TOWER PLOT ONLY. BUYER SHALL BE ENTITLED TO NONEXCLUSIVE USE OF THE EASEMENT NOT VIOLATIVE OF THAT LEASE AND ANY EXTENSION OR REPLACEMENT THEREOF THE SURVEY LEGAL DESCRIPTION AS NOTED HERE:

BEGINNING AT THE IRON PIN LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY WHICH IS THE POINTOF BEGINNING OF STRIP OF LAND 20' WIDE CONTAINING THE ACCESS/UTILITY EASEMENT DESCRIBED TRAVEL THENCE N 12-40-14W 215.15' TO A POINT, THENCE N 19-15-37W 55.09' TO A POINT,
THENCE N 41-07-00 W 176.76' TO A POINT, THENCE N 14-30-54 W 50.97' TO A POINT, THENCE N 00-15-13 E
397.97' TO A POINT, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 50' FT AND AN ARC LENGTH OF 49.39' TO A POINT, THENCE N 67-11-04 W 598.98' TO A POINT, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 50' FTAND AN ARC LENGTH OF 56.79' TO A POINT, THENCE N 02-06-44 W 541.92' TO A POINT, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 100' FT AND AN ARC LENGTH OF 22.69' TO A POINT, THENCE N 15-06-44 W 378.60' TO A POINT, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 100' FT AND AN ARC LENGTH OF 27.93' TO A POINT, THENCE N 31-06-44 W 74.40' TO A POINT AT THE FENCE LINE AT THE TOWER BOUNDARY THEREBY TERMINATING THE EASEMENT LINE, CONTAINING 52,933 SF OR 1.21 ACRES.

DESCRIPTION OF THE TOWER BOUNDARY:

COMMENCING AT THE TERMINUS OF THE EASEMENT LINE AT THE TOWER SITE FENCE TRAVEL THENCE S 31-06-44 E 50.05' TO THE TRUE POINT OF BEGINNING, THENCE S 61-11-49 W 82.75' TO AN IRON PIN, THENCE N 29-13-41 W 158.84' TO AN IRON PIN, THENCE N 60-04-49 E 191.88' TO AN IRON PIN, THENCE S 21-10-13 E 164.03' TO AN IRON PIN, THENCE S 61-11-49 W 86.12' TO A POINT AT THE TRUE POINT OF BEGINNING, CONTAINING 28,965.6SF OR 0.66 ACRES.

Being a portion of the same property conveyed to 4888 Lickton Pike LLC by Warranty Deed from Ronald Douglas Brown, of record in Instrument No. 20210709-0093024, Register's Office for Davidson County, Tennessee dated July 6, 2021 and recorded July 9, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4888 Lickton Pike, Whites Creek, Tennessee 37189**.

Witness my/our hand(s) this the 22 day of November 20 23.

4888 Lickton Pike LLC

BY: Emmit Martin
Emmit Martin
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emmit Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of 4888 Lickton Pike LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of November, 20 23.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212