This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1118820 DEEDQC
04/03/2024 03:41:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20240403-0023664

Address New Owner(s):	Send Tax Bills to:	Tax Parcel No.:
Little Creek CRE, LLC P.O. Box 1123 mt. Juliet, TN 37121	Same	040 057.00 040 170.00 040 226.00

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **THE WARD ORGANIZATION LLC** a Delaware limited liability company, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **LITTLE CREEK CRE, LLC**, a Delaware limited liability company, all of its right, title and interest in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

This is improved property known as 7412, 7450 and 7452 Old Hickory Boulevard, Whites Creek, TN 37189.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2024.

THE WARD ORGANIZATION LLC,
a Delaware limited liability company

By: _____
Name: Justin Ward
Printed: CEO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Justin Ward, 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 CEO of THE WARD ORGANIZATION LLC, a Delaware limited liability company, the within named bargainer, and that he as such CEO, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such CEO.

Witness my hand, at office, this 27 day of March, 2024.

Angela L. Eicher
Notary Public
My Commission Expires: May 7, 2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Sworn to and subscribed before me this
27 day of March, 2024.

Angela L. Eicher
Notary Public
My Commission Expires: May 7, 2024

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I

Map and Parcel Nos. 040 057.00 and 040 170.00
7412 and 7450 Old Hickory Blvd

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT TWO AND A PORTION OF THE FUTURE DEVELOPMENT AS SHOWN ON THE PLAT OF LITTLE CREEK FARM, SECTION ONE, BOOK 7900, PAGE 166, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT ON THE SOUTHERN MARGIN OF OLD HICKORY BOULEVARD AT THE NORTHEAST CORNER OF LITTLE CREEK FARM, SECTION ONE, BEING THE NORTHWEST CORNER OF WHITES CREEK COMMERCIAL CENTER (PLAT BOOK 6200, PAGE 634, R.O.D.C., TN) AND BEING THE NORTHEAST CORNER OF LOT ONE OF LITTLE CREEK FARM, SECTION ONE; THENCE, WITH RIGHT-OF- WAY OF OLD HICKORY BOULEVARD, SOUTH 89 DEGREES 19' 15" WEST 230.00 FEET TO AN IRON ROD AT THE CORNER OF LOTS ONE AND TWO OF LITTLE CREEK FARM, SECTION ONE, BEING THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID ROAD MARGIN WITH LINE OF LOT ONE, SOUTH 00 DEGREES 40' 45" EAST 190.00 FEET TO AN IRON ROD; THENCE, CONTINUING WITH LINE OF LOT ONE, NORTH 89 DEGREES 19' 14" EAST 206.24 FEET TO AN IRON ROD ON THE LINE OF WHITES CREEK COMMERCIAL CENTER; THENCE, WITH LINE OF WHITES CREEK COMMERCIAL CENTER, SOUTH 06 DEGREES 27' 00" WEST 380.29 FEET TO A POINT IN CREEK ON THE LINE OF FORREST BUTLER (DEED BOOK 9482, PAGE 78, R.O.D.C., TN); THENCE, WITH LINE OF FORREST BUTLER, SOUTH 84 DEGREES 20' 23" WEST 318.91 FEET TO A POINT; THENCE, CONTINUING WITH LINE OF FORREST BUTLER, SOUTH 74 DEGREES 55' 33" WEST 314.81 FEET TO A POINT; THENCE, CONTINUING WITH LINE OF FORREST BUTLER, SOUTH 84 DEGREES 31' 45" WEST 372.56 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF LOT TWO OF LITTLE CREEK FARM, SECTION ONE; THENCE CONTINUING WITH LINE OF FORREST BUTLER, SOUTH 56 DEGREES 43' 37" WEST 307.26 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF THIS DESCRIPTION; THENCE, CONTINUING WITH LINE OF BUTLER, NORTH 06 DEGREES 41' 16" WEST 854.88 FEET TO AN IRON ROD ON THE SOUTHERN MARGIN OF OLD HICKORY BOULEVARD; THENCE, WITH THE SOUTHERN MARGIN OF OLD HICKORY BOULEVARD AND A CURVE TO THE RIGHT, HAVING A DELTA OF 00 DEGREES 38' 42" RADIUS OF 11,429.16 FEET, LENGTH OF 128.65 FEET AND HAVING A CHORD BEARING OF NORTH 80 DEGREES 41' 40" EAST 128.65 FEET TO AN IRON ROD; THENCE, CONTINUING WITH SOUTHERN MARGIN OF OLD HICKORY BOULEVARD AND A CURVE TO THE RIGHT, HAVING A DELTA OF 00 DEGREES 40' 20" RADIUS OF 11,429.16

FEET, LENGTH OF 134.12 FEET AND HAVING A CHORD BEARING OF NORTH 81 DEGREES 21' 24" EAST 134.12 FEET TO AN IRON ROAD; THENCE, CONTINUING WITH A SOUTHERN MARGIN OF OLD HICKORY BOULEVARD AND A CURVE TO THE RIGHT, HAVING A DELTA OF 06 DEGREES 22' 09", RADIUS OF 5,699.58 FEET, LENGTH OF 633.58 FEET; CHORD BEARING OF NORTH 84 DEGREES 52' 33" EAST 633.25 FEET TO AN IRON ROD; THENCE, CONTINUING WITH OLD HICKORY BOULEVARD, NORTH 88 DEGREES 03' 37" EAST 126.89 FEET TO A HIGHWAY MONUMENT; THENCE, CONTINUING WITH OLD HICKORY BOULEVARD, SOUTH 00 DEGREES 44' 17" EAST 70.00 FEET TO, AN IRON ROD; THENCE, CONTINUING WITH OLD HICKORY BOULEVARD, NORTH 89 DEGREES 19' 15" EAST 164.90 FEET TO THE POINT OF BEGINNING; CONTAINING 20.55 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY L. STEVEN BRIDGES, JR., TENNESSEE RLS NO. 1740, DATED JULY 16, 2002, REVISED AUGUST 14, 2002 AND NOVEMBER 20, 2002.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED BY THE FOLLOWING, ALL OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE:

1. DEED TO CHATIM, G.P., A TENNESSEE GENERAL PARTNERSHIP, IN INSTRUMENT NO. 200304010042457; AND

2. DEED TO DAVID M. ROEHRIG, IN INSTRUMENT NO. 200605170057972.

BEING THE SAME PROPERTY CONVEYED TO THE WARD ORGANIZATION BY DEED FROM LITTLE CREEK, G.P. OF RECORD IN INSTRUMENT NO. 20230929-0076776. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE WARD ORGANIZATION AND THE WARD ORGANIZATION LLC ARE ONE AND THE SAME COMPANY.

EXHIBIT A

TRACT II

Map and Parcel No. 040 226.00
7452 Old Hickory Blvd

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT TWO AS SHOWN ON THE PLAT OF LITTLE CREEK FARM, SECTION ONE, PLAT BOOK 7900, PAGE 166, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT ON THE SOUTHERN MARGIN OF OLD HICKORY BOULEVARD AT THE NORTHEAST CORNER OF LITTLE CREEK FARM, SECTION ONE, BEING THE NORTHWEST CORNER OF WHITES CREEK COMMERCIAL CENTER (PLAT BOOK 6200, PAGE 634, R.O.D.C., TN) AND BEING THE NORTHEAST CORNER OF LOT ONE OF LITTLE CREEK FARM, SECTION ONE; THENCE, WITH RIGHT-OF- WAY OF OLD HICKORY BOULEVARD, SOUTH 89 DEGREES 19' 15" WEST 230.00 FEET TO AN IRON ROD AT THE CORNER OF LOTS ONE AND TWO OF LITTLE CREEK FARM, SECTION ONE, BEING THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID ROAD MARGIN WITH LINE OF LOT ONE, SOUTH 00 DEGREES 40' 45" EAST 190.00 FEET TO AN IRON ROD; THENCE, CONTINUING WITH THE LINE OF LOT ONE, NORTH 89 DEGREES 19' 14" EAST 206.24 FEET TO AN IRON ROD ON THE LINE OF WHITES CREEK COMMERCIAL CENTER; THENCE, WITH LINE OF WHITES CREEK COMMERCIAL CENTER, SOUTH 06 DEGREES 27' 00" WEST 380.29 FEET TO A POINT IN CREEK ON THE LINE OF FORREST BUTLER (DEED BOOK 9482, PAGE 78, R.O.D.C., TN); THENCE, WITH THE LINE OF FORREST BUTLER, SOUTH 84 DEGREES 20' 23" WEST 318.91 FEET TO A POINT; THENCE, CONTINUING WITH LINE OF FORREST BUTLER, SOUTH 74 DEGREES 55' 33" WEST 314.81 FEET TO A POINT; THENCE, ALONG A SEVERANCE LINE ACROSS THE SAID LOT 2, NORTH 05 DEGREES 35' 33" WEST 563.37 FEET TO A POINT; THENCE, CONTINUING ALONG A SEVERANCE LINE NORTH 89 DEGREES 19' 15" EAST 451.84 FEET TO A POINT; THENCE, CONTINUING ALONG A SEVERANCE LINE, NORTH 00 DEGREES 40' 45" WEST 112.00 FEET TO A POINT ON THE SOUTHERN MARGIN OF OLD HICKORY BOULEVARD; THENCE, WITH OLD HICKORY BOULEVARD, NORTH 89 DEGREES 19' 15" EAST 60.00 FEET TO THE POINT OF BEGINNING CONTAINING 7.46 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY L. STEVEN BRIDGES, JR., TENNESSEE RLS NO. 1740, DATED JULY 16, 2002, REVISED AUGUST 14, 2002 AND NOVEMBER 20, 2002.

EXHIBIT A

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE RESUBDIVISION OF PART OF LOT 2, LITTLE CREEK FARM AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NO. 200610170128939, AMENDING PLAT BOOK 7900, PAGE 166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCES ARE HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE WARD ORGANIZATION BY DEED FROM CHATIM, G.P. A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20230929-0076777, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE WARD ORGANIZATION AND THE WARD ORGANIZATION LLC ARE ONE AND THE SAME COMPANY.

EXHIBIT A

Certificate of Authenticity

I, Lucretia Albert, 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 March 27, 2024.

Date

Lucretia Albert

Affiant Signature

04/02/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of April, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202404030023664