THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
717 Darden Place
Nashville, TN 37205
615.386.9235

Karen Johnson Davidson County
Batch # 1141203 DEEDQC
05/31/2024 11:41:56 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20240531-0040501

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration
for this transfer is $0.00

AFFIANT

Subscribed and sworn to before
me this 31st day of May 2024.

Notary Public

My Commission Expires: 3/9/2027

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
David E. Rawlings, Trustee Rawlings Family Charitable Remainder Trust 6103 Hickory Valley Nashville, TN 37205	Jim Crossman Realty, LLC 104 Woodmont Blvd Suite 203 Nashville, TN 37205	Tract 1: 034-0-00-055.00 Tract 2: 134-0-00-217.00 Tract 3: 102-08-0-057.00 Tract 4: 104-12-0-059.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

DAVID E. RAWLINGS, married,

by these presents does hereby quitclaim unto

DAVID E. RAWLINGS, as Trustee of the RAWLINGS FAMILY CHARITABLE REMAINDER TRUST,

its successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of his interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto.

This instrument and the interest hereby quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the property.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

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

These tracts are commercial investment property and have never been the principal place of residence of David E. Rawlings or his spouse.

WITNESS my hand this 31st day of May 2024.

DAVID E. RAWLINGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DAVID E. RAWLINGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 31st day of May 2024.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/9/2027

Exhibit "A"
(to Quitclaim Deed)

Legal Descriptions

Tract 1:

BEING land in Davidson County, Tennessee, being Lot No. 1 on the plat of Fant Industrial Park, as shown on plat of record as Instrument No. 20000626-0063262, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by Special Warranty Deed from BATH FITTER ® TENNESSEE, INC., a Tennessee corporation, to JAMES A. CROSSMAN and DAVID E. RAWLINGS, dated February 15, 2007, of record in Instrument No. 20070216-0019939, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved commercial property known as 10 Fant Industrial Drive, Madison, Tennessee 37115.

Tract 2:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, located in the North Easterly corner of the intersection of Harding Place and Antioch Pike, and being more particularly described as follows:

BEGINNING at an Iron Pin in the Easterly Right of Way of Antioch Pike, said Iron Pin being N32 degrees 44' 32" West, 100.00 feet of the center line of Harding Place;

THENCE, with the Easterly Right of Way of Antioch Pike N32 degrees 44' 32" W, 133.10 feet to an Iron Pin;

THENCE, leaving said Easterly Right of Way of Antioch Pike N57 degrees 15' 28" E, 235.00 feet to an Iron Pin;

THENCE, S29 degrees 44' 41" E, 202.34 feet, to an Iron Pin in the Northerly Right of Way of Harding Place;

THENCE, with the Northerly Right of Way of Harding Place with a curve to right, having a central angle of 01 degrees 50' 13" a radius of 1,859.86 feet, a tangent of 29.85 feet and a chord of 59.68 feet to an Iron Pin;

THENCE, with said Northerly Right of Way at Harding Place S62 degrees 23' 00" W, 105.09 feet to an Iron Pin;

THENCE N 0 degrees 14' 24" W, 81.70 feet to the Point of Beginning. Containing 0.98 acres more or less.

Being the same property conveyed by General Warranty Deed from BROYHILL REALTY, INC., a North Carolina corporation, to JAMES A. CROSSMAN and DAVID E. RAWLINGS, as tenants in common, dated November 7, 2005, of record in Instrument No. 20051122-0141131, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved commercial property known as 5000 Harding Place, Nashville, Tennessee 37211.

Tract 3:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee, being Lot Numbers 2 and 3 on the Plan of the Re-Subdivision of the Reserved Parcel of the R. Wayne Oldham Property, a plat of which is of record in Book 5190, page 67, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., dated January 27, 1978 (file number 1040) as follows:

Beginning at a concrete monument in the easterly right-of-way of Hillwood Boulevard (an 80-foot right-of-way) and proceeding as follows: With said right-of-way North 33 degrees 02 minutes West a distance of 139.21 feet to a concrete monument;

thence, continuing with the said right-of-way and a curve to the left having a radius of 940.0 feet, a distance of 11.04 feet to an iron pin in concrete;

thence leaving said right-of-way and with the southerly line of the R. Wayne Oldham Subdivision of record in Book 4955, page 93, Register's Office for Davidson County, Tennessee, North 41 degrees 25 minutes East, a distance of 226.73 feet to an iron pin in concrete in the westerly right-of-way of a 20-foot unimproved alley;

thence, with the said right-of-way South 33 degrees 07 minutes East, a distance of 199.83 feet to an iron pin in the common rear corners of Lot Numbers 1 and 2;

thence, with the line between the said two lots, South 54 degrees 02 minutes West a distance of 218.98 feet to the point of beginning.

Being the same property conveyed by Warranty Deed and Assignment of Leases from HILLWOOD LAND COMPANY, a partnership composed of Jerold Hamza, Marlene Butler, Janice Bassett and Patricia Mangone, to JAMES ALVIN CROSSMAN and DAVID RAWLINGS, as tenants in common (each having an undivided 50% intertest therein), dated August 22, 1997, of record in Book 10596, Page 219, Register's Office for Davidson County, Tennessee.

DAVIID RAWLINGS and DAVID E. RAWLNGS are one and the same person.

The above description is the same as in the previous deed of record.

This is improved commercial property known as 850 Hillwood Blvd., Nashville, Tennessee 37209.

Tract 4:

BEING land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Edward M. Hutton, as shown on plat of record in Plat Book 4595, Page 88, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by Special Warranty Deed from NATCHEZ VILLAGE, LTD., a Tennessee limited partnership, to JAMES A. CROSSMAN and wife, MARY B. CROSSMAN, as to an undivided one-half (1/2) interest and DAVID E. RAWLINGS and wife, JENNIFER N. RAWLINGS, as to an undivided (1/2) interest, dated January 12, 1996, of record in Book 9917, Page 856, Register's Office for Davidson County, Tennessee.

JENNIFER N. RAWLINGS having conveyed her interest in the property to DAVID E. RAWLINGS by Quitclaim Deed, dated January 9, 2012, of record in Instrument No. 20130116-0005023, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as 2112 Fairfax Avenue, Nashville, Tennessee 37212