QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Louis A McRedmond
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2024.

NOTARY PUBLIC

COMMISSION EXPIRES: 7/17/27

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1186515 DEEDQC
09/25/2024 03:37:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240925-0074467

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Louis A. McRedmond 911 Massman Drive Nashville, TN 37217	Same as New Owner	106 00 0 097.00 (P/O) 106 00 0 152.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **Matthew C. Cushing, a single man** (hereinafter "Grantor"), do hereby convey, remise, release, and quitclaim unto **Louis A. McRedmond** (hereinafter "Grantee"), and his heirs, successors, and assigns, all of my right, title, and interest in and to the following described tracts (parcels) of land in Davidson County, Tennessee:

(SEE EXHIBIT A FOR LEGAL DESCRIPTIONS)
(SEE EXHIBIT B FOR DEPICTION OF PARCELS)

This is improved property known as 913 Massman Drive, Nashville, TN 37217 (Par. ID#106 00 097.00)
And unimproved property known as 0 Massman Drive, Nashville, TN 37217 (Par. ID#106 00 0 152.00)

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 25th day of September, 2024.

Matthew C. Cushing
Matthew C. Cushing, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew C. Cushing, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2024.

Commission Expires: 7/17/27

Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027

EXHIBIT A
PROPERTY DESCRIPTION

This Legal Description Prepared By
Jesse E. Walker, RLS, PE
Jesse Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

TRACT 4 REVISED AS DEPICTED ON EXHIBIT B
PART OF TAX MAP 106-00, PARCEL 097.00

Being a tract of land in Davidson County, Tennessee, located north of Harold Drive, west of Massman Drive, north of Norcross Drive and being Parcel 097.00, as shown on the Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and more particularly described as follows:

To find the true point of BEGINNING, start at an iron pin located on State Plane Coordinates North 656,996.67 and East 1,758,703.06, said iron pin being on the north end of Harold Drive, and said iron pin being on the east margin of Harold Drive, and said iron pin being on the north line of Parcel 005.00, as shown on the Davidson County Tax Map 107-09, belonging to MISHRA Investments, LLC, as evidenced in Instrument Number 20030305-0028719 and being Lot 15 on the Plan of Patricia Heights Annex, in Plat Book 2900, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT), thence; With the north end of Harold Drive and continuing with the north line of Parcel 001.00, as shown on the Davidson County Tax Map 107-09, belonging to Matthew C. Cushing, as evidenced in Instrument Number 20200928-0111487, and being Lot 16 on the Plan of Patricia Heights Annex, in Plat Book 2900, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and with the southeast line of Parcel 101.00, as shown on the Davidson County Tax Map 106-00, belonging to Mathew C. Cushing and Louis A. McRedmond, as evidenced in Instrument No. 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), South 45° 55' 57" West a distance of 142.84 feet to an iron pin, said iron pin being the southernmost point of said Parcel 101.00, and said iron pin being the easternmost point of Parcel 100.00, as shown on the Davidson County Tax Map 106-00, belonging to Louis A. McRedmond, as evidenced in Instrument Number 20211102-0146747 and in Deed Book 8233, Page 693, in the Register's Office of Davidson County, Tennessee (RODCT), with the northeast line of said Parcel 100.00, and with the southeast line of said Parcel 101.00, thence, North 27° 33' 04" West a distance of 631.68 feet to a concrete monument, said concrete monument being located on State Plane Coordinates North 657,457.37 and East 1,758,308.25, and said concrete monument being on the south line of Parcel 099.00, as shown on Davidson County Tax Map 106-00, belonging to Louis A. McRedmond and Linda McRedmond Orsagh, as evidenced in Instrument Number 20080225-0018123 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), thence; With the south line of said Parcel 099.00, and with the north line of said Parcel 101.00, South 83° 52' 09" East a distance of 147.43 feet to an axle, said axle being the southwest corner of Parcel 063.00, as shown on Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and said axle being the easternmost point of said Parcel 099.00, thence; Leaving the north line of said Parcel 101.00, and with the east line of said Parcel 099.00, and with the west line of said Parcel 063.00, North 26° 02' 39" West a distance of 307.00 feet to an iron pin, said iron pin being the northeast corner of said Parcel 099.00, and said iron pin being the southeast corner of Tract 7 East Revised (the east remainder of Parcel 098.00 as shown on the Davidson County Tax Map 106-00), belonging to Louis A. McRedmond and Anita McRedmond Sheridan, as evidenced in Instrument Number 20080225-0018122 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), continuing with the west line of said Parcel 063.00, and with the east line of Tract 7 East Revised, North 26° 02' 39" West a distance of 388.00 feet to an iron pin, said iron pin located on State Plane Coordinates North 658,066.05 and East 1,758,149.69, and said iron pin being the northeast corner of the east remainder of said Tract 7 East Revised, and said iron pin being the southeast corner of the property herein described, and said iron pin being the true point of BEGINNING, thence;

1. Leaving the west line of said Parcel 063.00, and severing said Parcel 097.00, and with the north line of said Tract 7 East Revised, and with the south line of the property herein described, North 81° 39' 23" West a distance of 463.66 feet to an iron pin, said iron pin being on the northwest corner of said Tract 7 East Revised, thence;

2. With the west line of said Tract 7 East Revised, and with the east line of the property herein described, and severing said Parcel 097.00, South 20° 54' 36" West a distance of 5.57 feet to a point, said point being the beginning of a curve to the left, thence;

3. Continuing to sever said Parcel 097.00, and with the west line of said Tract 7 East Revised, and with the east line of the property herein described, and with said curve to the left, (said curve having a radius of 325.00 feet, having a chord bearing of South 06° 49' 26" West, having a chord distance of 158.20 feet, having a delta angle of 028° 10' 20"), a curve distance of 159.80 feet to an iron pin, said iron pin being on the west line of said Tract 7 East Revised, and said iron pin being on the northeast corner of Tract 7 West (west remainder of said Parcel 098.00), as shown on the Davidson County Tax Map 106-00, belonging to Louis A. McRedmond and Anita McRedmond Sheridan, as evidenced in Instrument Number 20080225-0018122 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and said point being an interior corner of the property herein described, thence;

4. With the north line of said Tract 7 West (west remainder of said Parcel 098.00), and with the south line of the property herein described, North 61° 15' 08" West a distance of 658.74 feet to a point, said point being the northernmost point of the said Tract 7 West, and said point being the center line of Mill Creek, and said point being on the east line of Parcel 064.00, as shown on Davidson County Tax Map 106-00, belonging to Viola Hagan, as evidenced in Deed Book 9449, Page 2, in the Register's Office of Davidson County, Tennessee (RODCT), and said point being the westernmost point of the property herein described, thence;

5. Leaving the north line of the said Tract 7 West, and with the east line of said Parcel 064.00, and along the center line of Mill Creek, and with the west line of the property herein described, North 76° 45' 09" East a distance of 100.00 feet to a point, said point being an interior corner of said Parcel 064.00, and said point being an interior corner of the property herein described, thence;

6. Continuing with the west line of the property herein described, and with the east line of said Parcel 064.00, and along the center line of Mill Creek, North 42° 45' 09" East a distance of 480.00 feet to a point, said point being an interior corner of said Parcel 064.00, and said point being an interior corner of the property herein described, thence;

7. Continuing with the west line of the property herein described, and with the east line of said Parcel 064.00, and along the center line of Mill Creek, North 22° 45' 09" East a distance of 30.00 feet to a point, said point being an interior corner on the east line of said Parcel 064.00, and said point being the northernmost point of the property herein described, thence;

8. Leaving the east line of said Parcel 064.00, and with the south line of Parcel 061.00, as shown on Davidson County Tax Map 106-00, belonging to The McRedmond Irrevocable Family Trust, as evidenced in Instrument Number 20181217-0122222, in the Register's Office of Davidson County, Tennessee (RODCT), and with the north line of the property herein described, South 40° 03' 09" East passing an iron pin at a distance of 57.83 feet, for a total distance of 401.83 feet to an iron pin, said iron pin being an interior corner of said Parcel 061.00, and said iron pin being an interior corner of the property herein described, thence;

9. Continuing with the north line of the property herein described, and continuing with the south line of said Parcel 061.00, North 73° 16' 33" East a distance of 190.00 feet to an iron pin, and said iron pin being the northwest corner of Parcel 152.00, as shown on Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northeast corner of the property herein described, thence;

10. With the west line of said Parcel 152.00, and with the east line of the property herein described, South 26° 02' 39" East a distance of 414.00 feet to an iron pin, said iron pin being the point of BEGINNING, containing 7.6303 acres, 332,380 square feet, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated September 10, 2024.

Being part of the same property conveyed to Louis A. Redmond and Stephen McRedmond by Executor's Quitclaim Deed from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased of record as Instrument Number 20040917-0112314 Register's Office for Davidson County, Tennessee, and further being part of the same property as to which the interest of Stephen McRedmond was conveyed to Matthew C. Cushing by Executor's Quitclaim Deed from Matthew C. Cushing as Executor of the Estate of Stephen McRedmond, Deceased of record in Instrument Number 20200928-0111487 in said Register's Office.

TAX MAP 106-00, PARCEL 152.00 AS DEPICTED ON EXHIBIT B

Being a tract of land in Davidson County, Tennessee, located north of Harold Drive, west of Massman Drive, north of Norcross Drive and being Parcel 152.00, as shown on Davidson County Tax Map 106-00,

belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and more particularly described as follows:

To find the true point of BEGINNING, start at an iron pin located on State Plane Coordinates North 656,996.67 and East 1,758,703.06, said iron pin being on the north end of Harold Drive, and said iron pin being on the east margin of Harold Drive, and said iron pin being on the north line of Parcel 005.00, as shown on the Davidson County Tax Map 107-09, belonging to MISHRA Investments, LLC, as evidenced in Instrument Number 20030305-0028719 and being Lot 15 on the Plan of Patricia Heights Annex, in Plat Book 2900, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the southeast line of Parcel 101.00, as shown on the Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), thence; With the north end of Harold Drive and continuing with the north line of Parcel 001.00, as shown on the Davidson County Tax Map 107-09, belonging to Matthew C. Cushing, as evidenced in Instrument Number 20200928-0111487, and being Lot 16 on the Plan of Patricia Heights Annex, in Plat Book 2900, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and with the southeast line of said Parcel 101.00, South 45° 55' 57" West a distance of 142.84 feet to an iron pin, said iron pin being the southernmost point of said Parcel 101.00, and said iron pin being the easternmost point of Parcel 100.00, as shown on the Davidson County Tax Map 106-00, belonging to Louis A. McRedmond, as evidenced in Instrument Number 20211102-0146747 and in Deed Book 8233, Page 693, in the Register's Office of Davidson County, Tennessee (RODCT), thence; with the northeast line of said Parcel 100.00, and with the southwest line of said Parcel 101.00, thence, North 27° 33' 04" West a distance of 631.68 feet to a concrete monument, said concrete monument being located on State Plane Coordinates North 657,457.37 and East 1,758,308.25, and said concrete monument being on the east line of Parcel 099.00, as shown on Davidson County Tax Map 106-00, belonging to Louis A. McRedmond and Linda McRedmond Orsagh, as evidenced in Instrument Number 20080225-0018123 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and said concrete monument being the northwest corner of said Parcel 101.00, thence; With the south line of said Parcel 099.00, and with the north line of said Parcel 101.00, South 83° 52' 09" East a distance of 147.43 feet to an axle, said axle being the southwest corner of Parcel 063.00, as shown on Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and said axle being the easternmost point of said Parcel 099.00, and said axle being on the north line of said Parcel 101.00, thence; Leaving the north line of said Parcel 101.00, and with the east line of said Parcel 099.00, and with the west line of said Parcel 063.00, North 26° 02' 39" West a distance of 307.00 feet to an iron pin, said iron pin being the northeast corner of said Parcel 099.00 and said iron pin being the southeast corner of Tract 7 East Revised (east remainder of Parcel 098.00), as shown on the Davidson County Tax Map 106-00, belonging to Louis A. McRedmond and Anita McRedmond Sheridan, as evidenced in Instrument Number 20080225-0018122 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), continuing with the west line of said Parcel 063.00, and with the east line of the east remainder of said Parcel 098.00, North 26° 02' 39" West a distance of 388.00 feet to an iron pin, said iron pin located on State Plane Coordinates North 658,066.05 and East 1,758,149.69, and said iron pin being the northeast corner of the said Tract 7 east Revised, and said iron pin being the southeast corner of Tract 4 Revised (north remainder of Parcel 097.00), as shown on the Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), continuing with the west line of said Parcel 063.00, and with the east line of the north remainder of said Parcel 097.00, North 26° 02' 39" West a distance of 99.00 feet to an iron pin, said iron pin being the northwest corner of said Parcel 063.00, and said iron pin being the southwest corner of said Parcel 152.00, thence; with the east line of the north remainder of said Parcel 097.00, with the west line of said Parcel 152.00, North 26° 02' 39" West a distance of 315.00 feet to an iron pin, said iron pin being the northeast corner of said Tract 4 Revised, and said iron pin being on the south line of Parcel 061.00, as shown on Davidson County Tax Map 106-00, belonging to The McRedmond Irrevocable Family Trust, as evidenced in Instrument Number 20181217-0122222, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northwest corner of the property herein described, and said iron pin being the true point of BEGINNING, thence;

1. With the south line of said Parcel 061.00, and with the north line of the property herein described, North 73° 16' 33" East a distance of 525.40 feet to an iron pin, and said iron pin being the southeast corner of said Parcel 061.00, said iron pin being on the west line of Parcel 062.00, as shown on Davidson County Tax Map 106-00, belonging to Massman Drive Partners, LLC, as evidenced in Instrument Number 20240301-0014101, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northeast corner of the property herein described, thence;

2. Leaving the south line of said Parcel 061.00, and with the west line of said Parcel 062.00, and with the east line of the property herein described, South 21° 51' 35" East a distance of 30.48 feet to a concrete monument, said concrete monument being located on State Plane Coordinates North

658,560.91 and East 1,758,482.44, and said concrete monument being the northwest corner of Parcel 136.00, as shown on Davidson County Tax Map 107-00, belonging to Massman Drive Partners, LLC, as evidenced in Instrument Number 20240301-0014101, in the Register's Office of Davidson County, Tennessee (RODCT), thence;

3. Leaving the west line of said Parcel 062.00, and with the west line of said Parcel 136.00, and with the east line of the property herein described, South 21° 28' 56" East a distance of 260.76 feet to an iron pin, said iron pin being the southwest corner of said Parcel 136.00, and said iron pin being the northwest corner of Parcel 138.00, as shown on Davidson County Tax Map 107-00, belonging to Massman Drive Partners, LLC, as evidenced in Instrument Number 20240301-0014101, in the Register's Office of Davidson County, Tennessee (RODCT), thence;

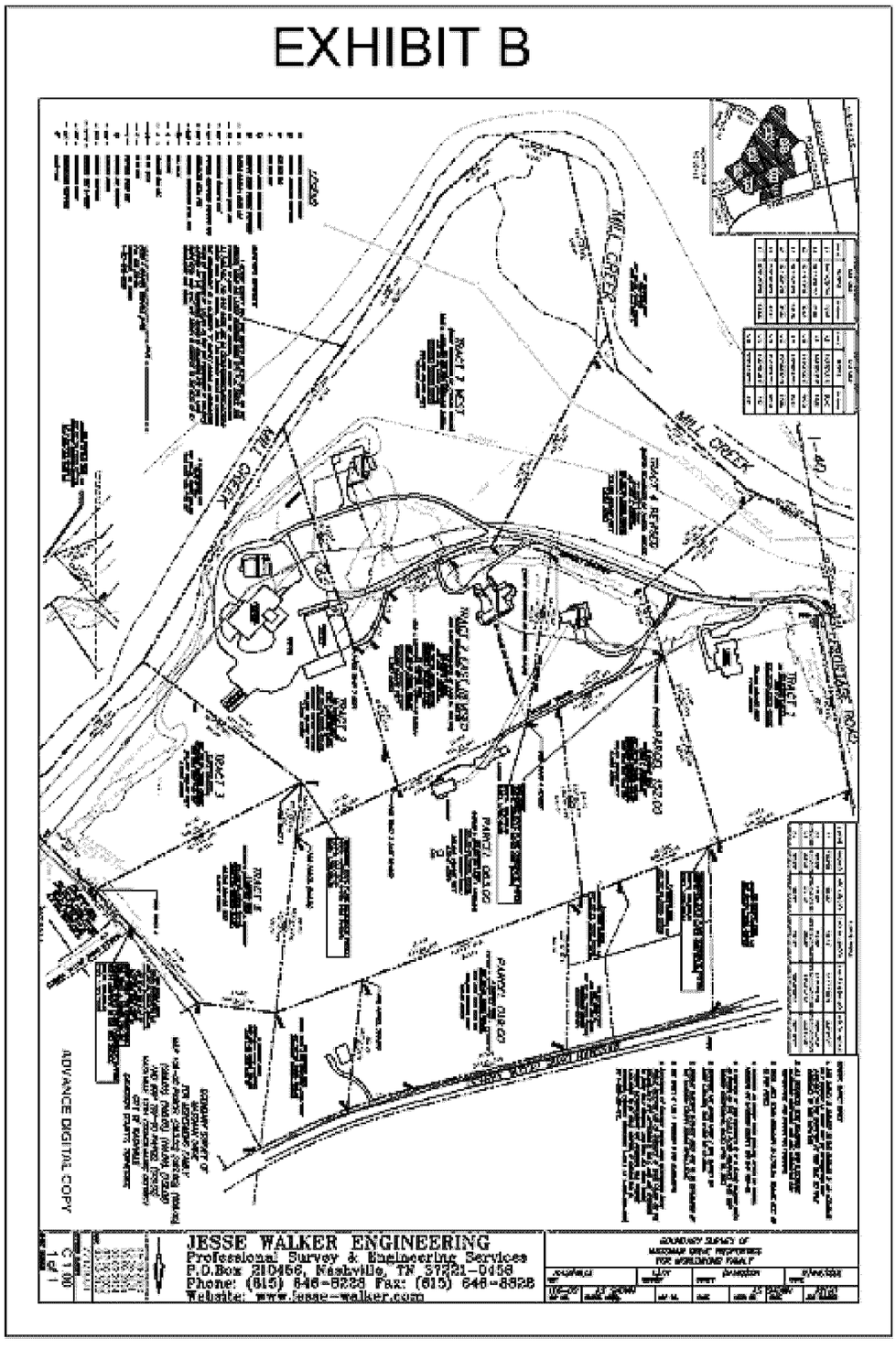
4. With the west line of said Parcel 138.00, and with the east line of the property herein described, South 21° 23' 12" East a distance of 108.76 feet to an iron pin, and said iron pin being the northeast corner of said Parcel 063.00, and said iron pin being the southeast corner of the property herein described, thence;

5. Leaving the west line of said Parcel 138.00, and with the north line of said Parcel 063.00, and with the south line of the property herein described, South 83° 05' 13" West a distance of 515.12 feet to an iron pin, said iron pin being the northwest corner of said Parcel 063.00, and said iron pin being on the east line of said Tract 4 Revised, and said iron pin being the southwest corner of the property herein described, thence;

6. With the east line of said Tract 4 Revised, and with the west line of the property herein described, North 26° 02' 39" West a distance of 315.00 feet to an iron pin, said iron pin being the point of BEGINNING, containing 4.1650 acres, 181,431 square feet, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated September 10, 2024.

Being part of the same property conveyed to Louis A. Redmond and Stephen McRedmond by Executor's Quitclaim Deed from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased of record as Instrument Number 20040917-0112314 Register's Office for Davidson County, Tennessee, and further being part of the same property as to which the interest of Stephen McRedmond was conveyed to Matthew C. Cushing by Executor's Quitclaim Deed from Matthew C. Cushing as Executor of the Estate of Stephen McRedmond, Deceased of record in Instrument Number 20200928-0111487 in said Register's Office.

EXHIBIT B
DEPICTION OF PARCELS



Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 25th day of September, 2024.

Ernest D. Bennett, III, Affiant — September 25, 2024
Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 25th day of September, 2024.

Commission Expires: December 5, 2026

Notary Public

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON