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-.

Matthew C. Cushing
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

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1186516 DEEDQC
09/25/2024 03:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240925-0074468

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Matthew C. Cushing 917 Massman Drive Nashville, TN 37217	Same as New Owner	106 00 0 063.00 107 00 0 019.00

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, **Louis A. McRedmond, being the same person as Louis Anthony McRedmond, and wife, Martha McRedmond** (hereinafter "Grantor"), do hereby convey, remise, release, and quitclaim unto **Matthew C. Cushing, a single man** (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 917 Massman Drive, Nashville, TN 37217 (Par. ID #106 00 0 063.00)
And unimproved property known as 0 Massman Drive, Nashville, TN 37217 (Par. ID #107 00 019.00)

Martha McRedmond is a Grantor herein for the purpose of relinquishing, releasing, and conveying any and all marital rights or interests that she might otherwise have or be able to claim in the property as spouse of Louis A. McRedmond.

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.

Martha McRedmond
Martha McRedmond, Grantor

Louis A. McRedmond
Louis A. McRedmond, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis A. McRedmond and Martha McRedmond, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and further upon oath acknowledged that they 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

TAX MAP 106-00, PARCEL 063.00

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 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 being 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), with the east line of said Parcel 100.00, and with the west 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 southeast 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 said Parcel 063.00, 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, and said axle being the southwest corner of the property herein described, and said axle being the true point of BEGINNING, thence;

1. 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 the property herein described, North 26° 02' 39" West passing an iron pin at a distance of 307.00 feet and passing a second iron pin located on State Plane Coordinates North 658,066.05 and East 1,758,149.69 at a distance of 695.00 feet and total distance of 794.00 feet to an iron pin and said iron pin being the southwest 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 on the east line of Tract 4 Revised (the north remainder of Parcel 097.00), 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 northwest corner of the property herein described, thence;

2. With the south line of said Parcel 152.00, and with the north line of the property herein described, North 83° 05' 13" East a distance of 515.12 feet to an iron pin, said iron pin being the southeast corner of said Parcel 152.00, and said iron pin being on the west line of Parcel 138.00, as shown on Davidson County Tax Map 107-00, belonging to McRedmond Family Partners, as evidenced in Book 9205, page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northeast corner of the property herein described, thence;

3. 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 39.33 feet to a concrete monument, said concrete monument being the southwest corner of said Parcel 138.00, and said concrete monument being the northwest

corner of Parcel 019.00, as shown on Davidson County Tax Map 107-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Deed Book 10924, Page 350, in the Register's Office of Davidson County, Tennessee (RODCT), thence;

4. With the west line of said Parcel 019.00, and with the east line of the property herein described, South 20° 45' 52" East passing a concrete monument at a distance of 597.78', said concrete monument being the southwest corner of said Parcel 019.00, and said concrete monument being the northwest corner of Parcel 020.00, as shown on Davidson County Tax Map 107-00, belonging to Bertha Smith Clark Revocable Living Trust, as evidenced in Instrument Number 20190814-0081101, in the Register's Office of Davidson County, Tennessee (RODCT), a total distance of 847.78 feet to a concrete monument, said concrete monument being the southwest corner of said Parcel 020.00, and said concrete monument being the northwest corner of Parcel 015.00, as shown on Davidson County Tax Map 107-09, belonging to McRedmond Family Partners, as evidenced in Book 9205, page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and said concrete monument being the northeast corner of said Parcel 101.00, and said concrete monument being the southeast corner of the property herein described, thence;

5. With the north line of said Parcel 101.00, and with the south line of the property herein described, North 83° 33' 16" West a distance of 480.70 feet to an axle, said axle being the point of BEGINNING, containing 8.7945 acres, 383,090 square feet, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated September 10, 2024.

The foregoing described parcel 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 previously conveyed to Matthew C. Cushing by Executor's Quitclaim Deed from Matthew C. Cushing, Executor of the Estate of Stephen McRedmond to Matthew C. Cushing of record in Instrument Number 20200928-0111487 in said Register's Office.

TAX MAP 107-00, PARCEL 019.00

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 019.00, as shown on the Davidson County Tax Map 107-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Deed Book 10924, Page 350, in the Register's Office of Davidson County, Tennessee (RODCT), and being 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), 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 southeast 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, and said axle being the southwest corner of Parcel 063.00, 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 south line of said Parcel 063.00, and with the north line of said Parcel 101.00, South 83° 33' 16" East a distance of 480.70 feet to a concrete monument, said concrete monument being the northeast corner of said Parcel 101.00, and said concrete monument being the southeast corner of said Parcel 063.00, and said concrete monument being the southwest corner of Parcel 020.00, as shown on Davidson County Tax Map 107-00, belonging to Bertha Smith Clark Revocable Living Trust, as evidenced in Instrument Number 20190814-0081101, in the Register's Office of Davidson County, Tennessee (RODCT), and said concrete monument being the northwest corner of Parcel 015.00, as shown on Davidson County Tax Map 107-09, belonging to McRedmond Family Partners, as evidenced in Book 9205, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT); Leaving the south line of said Parcel 063.00, and with the east line of said Parcel 063.00, and with the west line of said Parcel 020.00, North 20° 45' 52" West a distance of 250.00 feet to a concrete monument, said concrete monument being on the east line of said Parcel 063.00, and said concrete monument being the northwest corner of said Parcel 020.00, and said concrete monument being the southwest corner of the property herein described, and said concrete monument being the true point of BEGINNING, thence;

1. With the east line of said Parcel 063.00, and with the west line of the property herein described, North 20° 45' 52" West a distance of 597.78 feet to a concrete monument, said concrete monument being on the east line of said Parcel 063.00, and said concrete monument being the southwest corner of Parcel 138.00, as shown on Davidson County Tax Map 107-00, belonging to McRedmond Family Partners, as evidenced in Book 9205, page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and said concrete monument being the northwest corner of the property herein described, thence;

2. Leaving the east line of said Parcel 063.00, and with the south line of said Parcel 138.00, and continuing with the south line of Parcel 109.00, as shown on Davidson County Tax Map 107-00, belonging to Ben Jones, Jr. and Gloria Jean Jones, as evidenced in Instrument Number 20200821-0094794, in the Register's Office of Davidson County, Tennessee (RODCT), and with the north line of the property herein described, South 89° 15' 58" East a distance of 400.18 feet to a concrete monument, said concrete monument being the southeast corner of said Parcel 109.00, and said concrete monument being on the west margin of Massman Drive, and said concrete monument being the northeast corner of the property herein described, thence;

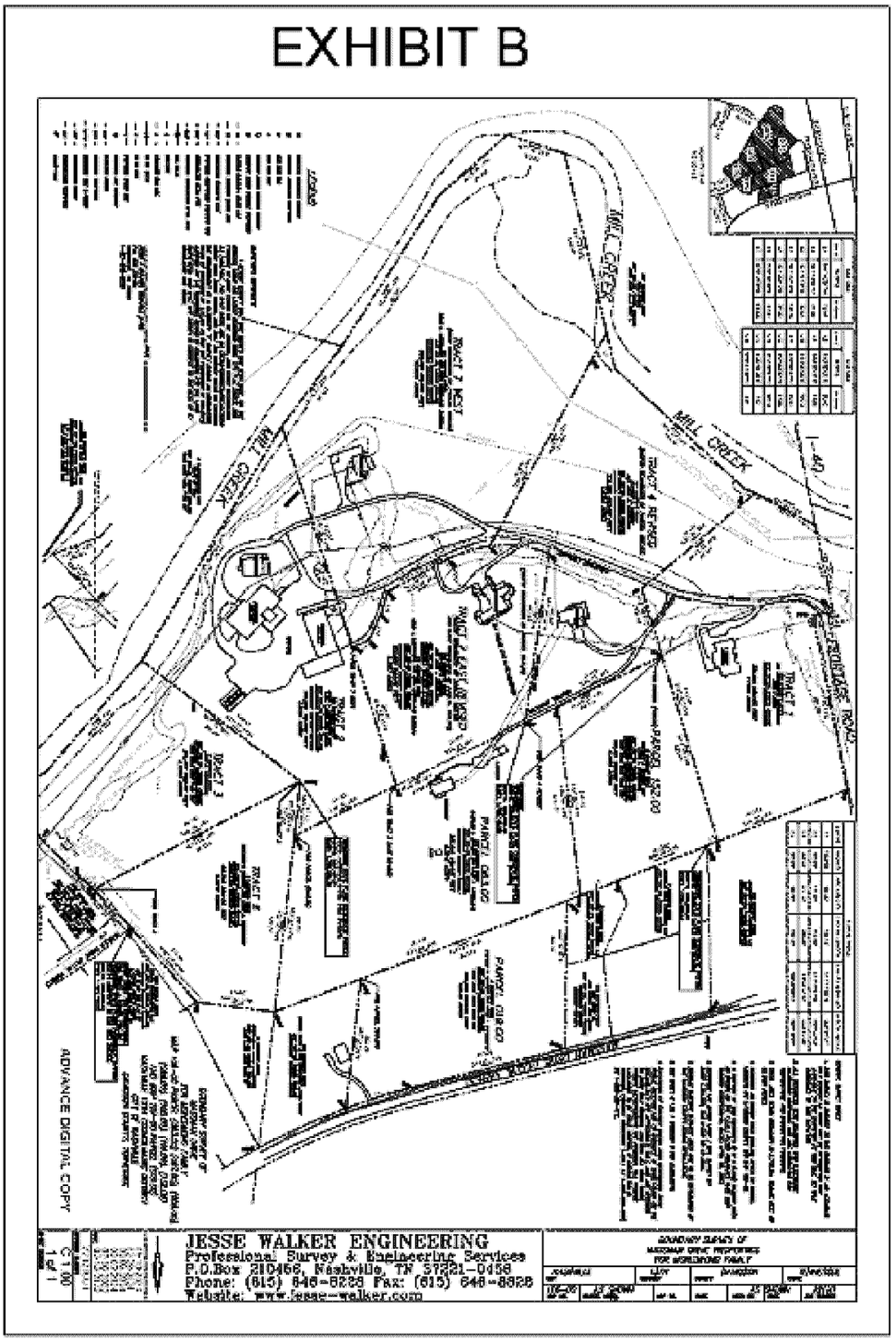
3. With the west margin of Massman Drive, and with the east line of the property herein described, South 14° 19' 53" East a distance of 428.29 feet to an iron pin at the beginning of a curve to the left, thence;

4. Continuing with the west margin of Massman Drive, and with the east line of the property herein described, and with said curve to the left, (said curve having a radius of 1825.00 feet, having a chord bearing of South 17° 17' 08" East, having a chord distance of 188.12 feet, having a delta angle of 05° 54' 31"), a curve distance of 188.20 feet to an iron pin, said iron pin being the northeast corner of said Parcel 020.00, and said iron pin being the southeast corner of the property herein described, thence;

5. Leaving the west margin of Massman Drive and with the north line of said Parcel 020.00, and with the south line of the property herein described, North 83° 21' 36" West a distance of 352.49 feet to a concrete monument, said concrete monument being the point of BEGINNING, containing 4.8140 acres, 209,698 square feet, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated September 10, 2024.

The foregoing described parcel being the same property conveyed to Edward Stephen McRedmond and Louis Anthony McRedmond by Warranty Deed from Wilma Elienetta Jones Garrett, Darrell Ethan Jones, and Anthony Edwin Jones, the only living heirs-at-law of John H. Jones, Jr., of record in Book 10924, page 350, Register's Office for Davidson County, Tennessee, and further being part of the same property as to which the interest of Edward Stephen McRedmond, also known as Stephen McRedmond, was previously conveyed to Matthew C. Cushing by Executor's Quitclaim Deed from Matthew C. Cushing, Executor of the Estate of Stephen McRedmond to Matthew C. Cushing of record in Instrument Number 20200928-0111487 in said Register's Office.

EXHIBIT B
DEPICTION OF PROPERTY



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

Mary Gail Porter
Notary Public

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON