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

(Blank for Register's Office Endorsement Stamp)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

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)

Karen Johnson Davidson County
Batch# 1186549 DEEDQC
09/26/2024 07:34:30 AM 5 pgs
Fees: $28.00 Taxes: $658.60
20240926-0074521

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
The Linda McRedmond Trust P.O. Box 100902 Nashville, TN ~~37217~~ 37224	Same as New Owner	106 00 0 099.00

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, we, **Louis A. McRedmond and wife, Martha McRedmond, and Linda McRedmond Orsagh and husband, Richard G. Orsagh** (hereinafter "Grantor"), do hereby convey, remise, release, and quitclaim unto **The Linda McRedmond Trust** (hereinafter "Grantee"), and its successors and assigns, all of our right, title, and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

(SEE EXHIBIT A FOR LEGAL DESCRIPTION)
(SEE EXHIBIT B FOR DEPICTION OF PARCEL)

This is improved property known as 919 Massman Drive, Nashville, TN 37217.

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. Richard G. Orsagh is a Grantor herein for the purpose of relinquishing, releasing, and conveying any and all marital rights or interests that he might otherwise have or be able to claim in the property as spouse of Linda McRedmond Orsagh.

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 effective the 25th day of September, 2024.

Martha McRedmond
Martha McRedmond, Grantor

Louis A. McRedmond
Louis A. McRedmond, Grantor

Linda McRedmond Orsagh
Linda McRedmond Orsagh, 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, and Linda McRedmond Orsagh, 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

SIGNATURE PAGE FOR RICHARD G. ORSAGH

Richard G. Orsagh, Grantor

STATE OF ~~GEORGIA~~ Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard G. Orsagh, a 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 21 day of September, 2024.

Commission Expires: Aug 15 2026

Notary Public

ALYSSA DIETZ NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

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

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 2
TAX MAP 106-00, PARCEL 099.00

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 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 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 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 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 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 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 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 the northernmost point of said Parcel 100.00, and said concrete monument being the westernmost point of said Parcel 101.00, and said concrete monument being an interior corner of the property herein described, and said concrete monument being the true point of BEGINNING, thence;

1. With the northwest line of said Parcel 100.00, and with the southeast line of the property herein described, South 37° 15' 56" West passing an iron pin at a distance of 363.00 feet, a total distance of 540.00 feet to a point, said point being the center line of Mill Creek, and said point being the westernmost corner of said Parcel 100.00, and said point being on the east line of Parcel 075.00, as shown on Davidson County Tax Map 107-00, belonging to State of Tennessee, as evidenced in Deed Book 1303, page 291, in the Register's Office of Davidson County, Tennessee (RODCT), and said point being the southernmost point of the property herein described, thence;

2. With the east line of said Parcel 075.00, and along the center line of Mill Creek, and with the west line of the property herein described, North 59° 08' 46" West a distance of 741.00 feet to a point, said point being the southwest corner of Tract 7 West, also known as the west remainder of Parcel 098.00, as shown on 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 the northwest corner of the property herein described, thence;

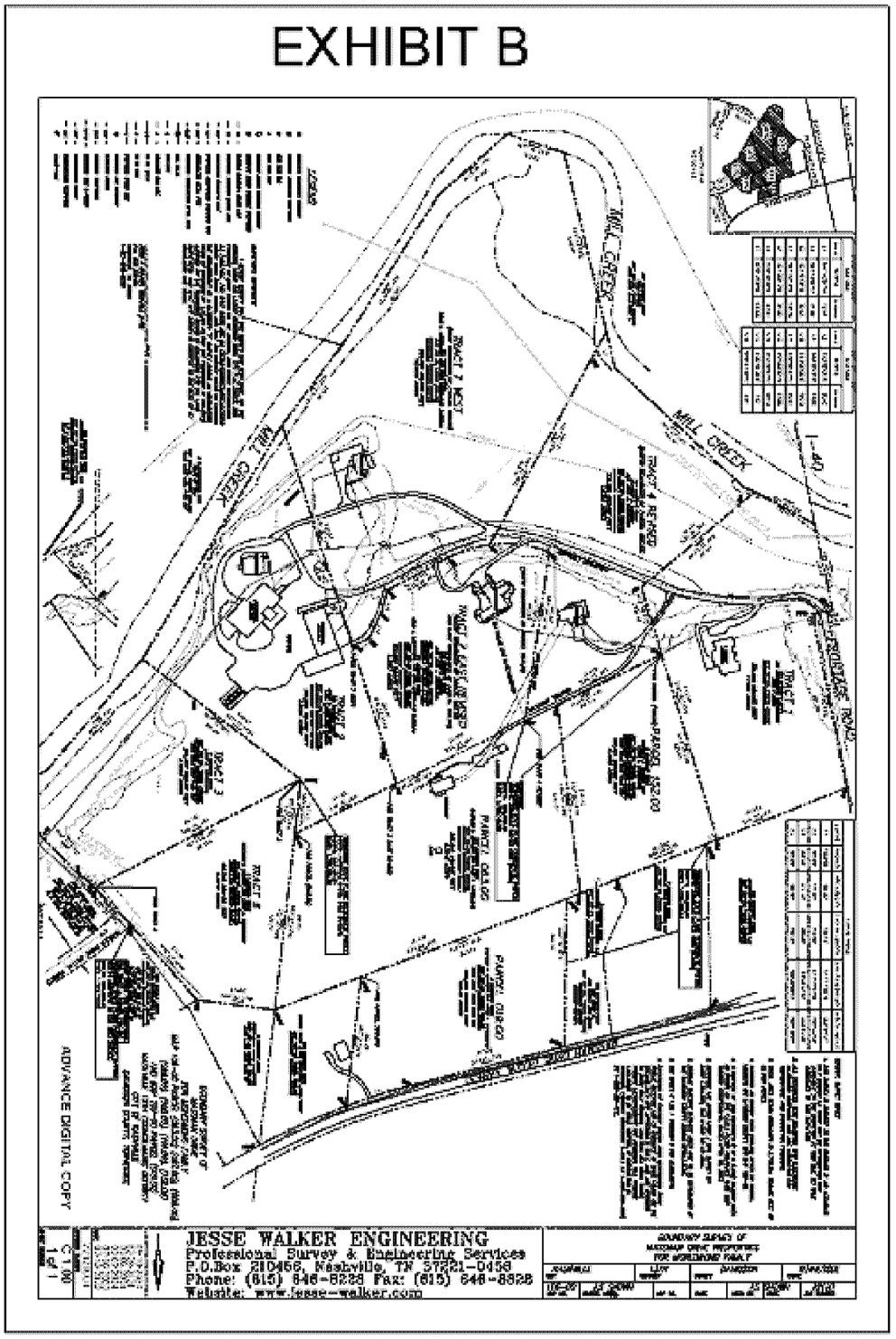
3. With the south line of said Tract 7 West, also known as the west remainder of Parcel 098.00, and with the north line of the property herein described, North 72° 22' 13" East passing a concrete monument at a distance of 177.94 feet, and passing an iron pin at a distance of 629.94 feet, (said iron pin being the southwest corner of Tract 7 East Revised, also known as the east remainder of said Parcel 098.00), and passing an additional concrete monument at a distance of 905.11 feet, a total distance of 1,022.94 feet to an iron pin, said iron pin being the southeast corner of Tract 7 East Revised, also known as the east remainder of said Parcel 098.00, and said iron pin being on the west line 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 iron pin being the northeast corner of the property herein described, thence;

4. With the west line of said Parcel 063.00, and with the east line of the property herein described, South 26° 02' 39" East a distance of 307.00 feet to an axle, said axle being the southwest corner of said Parcel 063.00, and said axle being on the north line of said Parcel 101.00, and said axle being the easternmost corner of the property herein described, thence;

5. Leaving the west line of said Parcel 063.00, and with the north line of said Parcel 101.00, and with the south line of the property herein described, North 83° 52' 09" West a distance of 147.43 feet to a concrete monument, said concrete monument being the point of BEGINNING, containing 7.8724 acres, 342,922 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 the same property as to which the interest of Stephen McRedmond was conveyed to Linda McRedmond Orsagh by Quitclaim Deed from Stephen McRedmond and Anita McRedmond Sheridan of record in Instrument Number 20080225-0018123 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.

September 25, 2024

Ernest D. Bennett, III, Affiant 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