QUITCLAIM DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Ernest D. Bennett, Trustee
AFFIANT

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

NOTARY PUBLIC

COMMISSION EXPIRES: 3/9/27

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1186581 DEEDQC
09/26/2024 08:19:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20240926-0074558

From:	From:
Louis A. McRedmond	Ernest D. Bennett, III, Trustee
To:	To:
Ernest D. Bennett, III, Trustee	Louis A. McRedmond

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Parcel ID Number(s)
Louis A. McRedmond 911 Massman Drive Nashville, TN 37217	Same as Owner	106 00 0 100.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of putting of public record a new legal description of the described parcel pursuant to the survey referenced in Exhibit A attached hereto, we, **Louis A. McRedmond, being the same person as Louis Anthony McRedmond, and wife, Martha McRedmond**, hereby convey, remise, release, and quitclaim unto **Ernest D. Bennett, III, Trustee**, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

> Beginning at a point in the center line of MILL CREEK at the northwest corner of PATRICIA HEIGHTS ANNEX, recorded in Book 2900, page 37, Register's Office for Davidson County, Tennessee, and running thence with the center line of said Creek, north 47 degrees west 139 feet; thence north 35 degrees west 406 feet; thence leaving said creek and passing a concrete monument at 177 feet, more or less, north 33 degrees 39 minutes east 540 feet to a concrete monument; thence south 31 degrees 10 minutes east 634 feet to a point in the line of Patricia Heights Annex aforesaid, and thence with the line of the same, south 43 degrees 31 minutes west 18.6 feet to a concrete monument; thence south 27 degrees 6 minutes west 31.7 feet to a concrete monument; thence south 42 degrees 6 minutes west, passing a concrete monument at 150 feet, in all 325 feet, more or less, to the point of beginning, and containing 6.62 acres, more or less.
>
> Being the same property conveyed to Louis Anthony McRedmond by Executor's Quitclaim Deed of Correction from Matthew C. Cushing, Executor of the Estate of Stephen McRedmond, of record in Instrument No. 20211102-0146747 in the Register's Office for Davidson County, Tennessee.
>
> The foregoing is unimproved property known as 0 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.

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 (of acreage or square footage), 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.

And now, I, the said **Ernest D. Bennett, III, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release, and forever quitclaim unto **Louis A.**

McRedmond, a married man, and his heirs, successors, and assigns, the same property hereinabove described and set forth, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth:

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

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 (of acreage or square footage), 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.

WITNESS our hands this 25th day of September, 2024.

Louis A. McRedmond

Ernest D. Bennett, III, Trustee

Martha McRedmond, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest D. Bennett, III, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed his signature to the within instrument, and upon oath acknowledged that he did so in his representative capacity as trustee for and on behalf of Louis A. McRedmond, freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

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

Commission Expires: 3/9/27

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
SEAL OF NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

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
DESCRIPTION OF PROPERTY

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

TRACT 3 (as depicted on EXHIBIT B attached hereto)
TAX MAP 106-00, PARCEL 100.00

Being a tract of land in Davidson County, Tennessee, located on the north end of Harold Drive, west of Massman Drive, north of Norcross Drive and being 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), 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 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 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), South 45° 55' 57" West a distance of 142.84 feet to an iron pin, said iron pin being the southernmost corner of said Parcel 101.00, and said iron pin being on the north line of said Parcel 001.00, and said iron pin being the easternmost point of the property herein described, and said iron pin being the true point of BEGINNING, thence;

1. With the north line of said Parcel 001.00, and with the southeast line of the property herein described, South 47° 40' 37" West a distance of 18.61 feet to an iron pin, said iron pin being on the north line of said Parcel 001.00, thence;

2. Continuing with the southeast line of the property herein described, South 31° 15' 37" West a distance of 31.68 feet to an iron pin, said iron pin being on the north line of said Parcel 001.00, thence;

3. Continuing with the southeast line of the property herein described, South 46° 15' 37" West a distance of 150.06 feet to an iron pin, said iron pin being on the north line of said Parcel 001.00, thence;

4. With the southeast line of the property herein described, South 46° 15' 37" West a distance of 175.00 feet to a point, said point being the westernmost point of said Parcel 001.00, and said point being the center line of Mill Creek, and said point being the easternmost point of Parcel 075.00, as shown on the Davidson County Tax Map 106-00, 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 northernmost point of Parcel 079.00, as shown on the Davidson County Tax Map 106-00, belonging to Residence at Blue Note, LLC, as evidenced in Instrument Number 20220406-0039825, in the Register's Office of Davidson County, Tennessee (RODCT), and said point being the southernmost point of the property herein described, thence;

5. With the northeast line of said Parcel 075.00, and along the center line of Mill Creek, and with the southwest line of the property herein described, North 20° 20' 24" West a distance of 139.00 feet to a point, said point being an interior corner of the property herein described, thence;

6. Continuing with the northeast line of said Parcel 075.00, and with the southwest line of the property herein described, North 49° 09' 41" West a distance of 404.18 feet to a point, said point being the southernmost point 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 point being the westernmost point of the property herein described, thence;

7. Leaving the northeast line of said Parcel 075.00, and with the southeast line of said Parcel 099.00, and with the northwest line of the property herein described, North 37° 15' 56" East passing an iron pin at

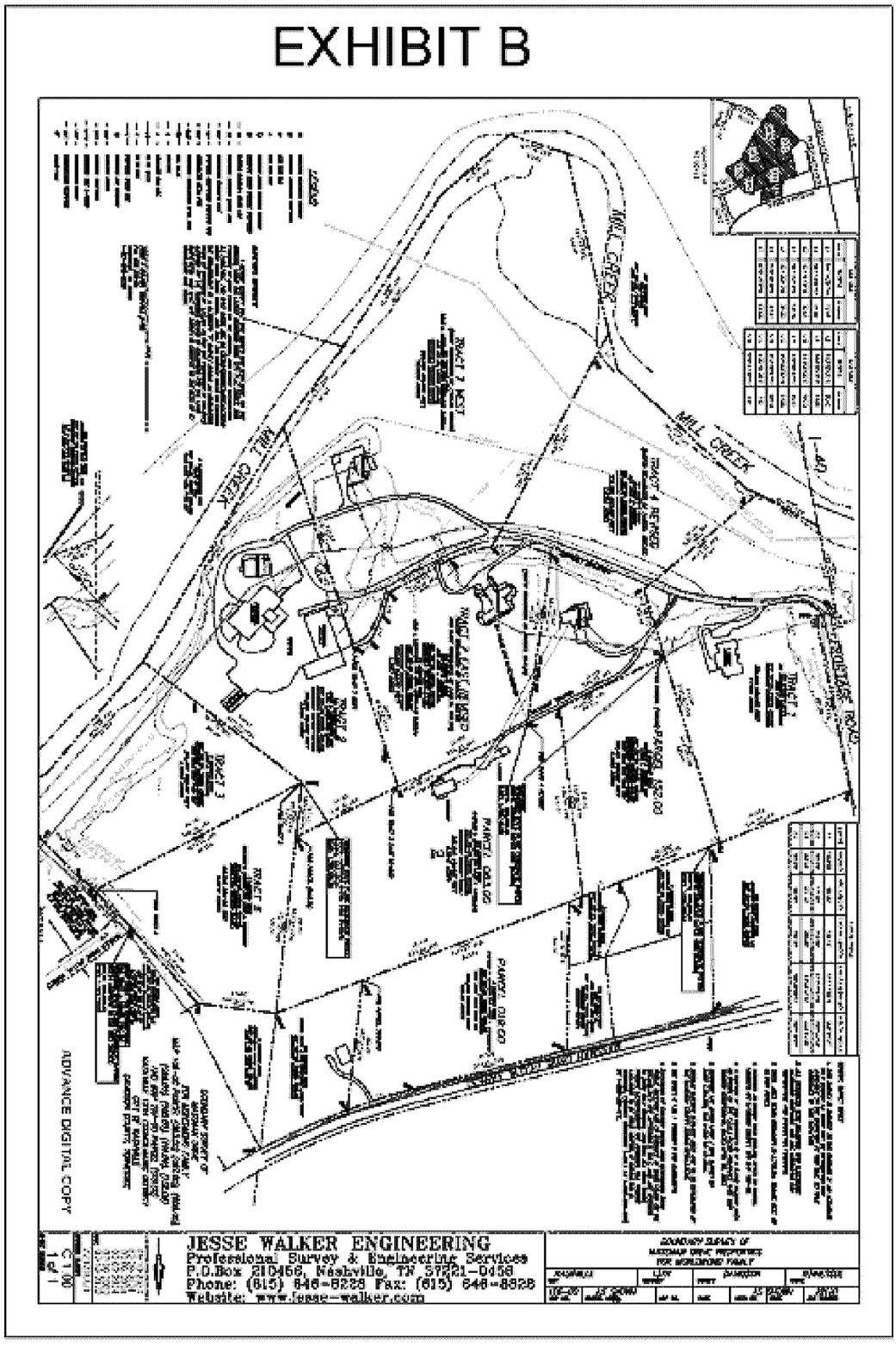
a distance of 177.00 feet, a total distance of 540.00 feet to a concrete monument, said concrete monument being located on State Plane Coordinates North 657,457.37 and East 1,758,308.25, and said concrete monument being an interior corner of said Parcel 099.00, and said concrete monument being the northwest corner of said Parcel 101.00, and said concrete monument being the northernmost point of the property herein described, thence;

8. With the southwest line of said Parcel 101.00, and with the northeast line of the property herein described, South 27° 33' 04" East a distance of 631.68 feet to an iron pin**,** said iron pin being the point of BEGINNING, containing 241,077 square feet, 5.5343 acres, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated September 10, 2024.

Being the same property conveyed to Louis A. McRedmond by Executor's Quitclaim Deed of Correction from Matthew C. Cushing, Executor of the Estate of Stephen McRedmond, of record in Instrument No. 20211102-0146747 in the Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Ernest D. Bennett, III, Trustee for Louis A. McRedmond, in this Quitclaim Deed.

The foregoing is unimproved property known as 0 Massman Drive, Nashville, TN 37217.

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

Notary Public

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON