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| THIS INSTRUMENT PREPARED BY:<br>SCHULMAN, LeROY & BENNET, P.C.<br>3310 WEST END AVE., STE. 460<br>NASHVILLE, TN 37203<br><br>Karen Johnson Davidson County<br>Batch # 1188163 DEEDQC<br>09/30/2024 04:12:33 PM 3 pgs<br>Fees: $18.00 Taxes: $12,950.00<br>20240930-0075724 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br>The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30 day of September, 2024.<br><br>Notary Public<br><br>My Commission Expires: 10/24/27 |

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| Address New Owner:<br>Rosedale Investment Properties, LLC<br>659 Thompson Lane<br>Nashville, TN 37204 | Send Tax Bills to:<br>Same | Tax Information:<br><br>Map/Parcel:<br>118 03 068.00<br>118 03 069.00 |

## QUITCLAIM DEED

For and in consideration of the sum of Ten and no/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **The Comfort Group, Inc., a Tennessee Corporation,** (hereinafter called the "Grantor"), does hereby quitclaim and convey unto **Rosedale Investment Properties, LLC, a Limited Liability Company,** (hereinafter called the "Grantee") its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as **563 and 559 Rosedale Avenue, Nashville, Tennessee 37211.**

This property is conveyed subject to limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the property or the Grantor's interest therein.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

*[Signatures on the following page]*

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 30th day of _____, 2024.

GRANTOR:

THE COMFORT GROUP, INC.

By: David Shayne Williams
Its: Managing Member

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared David Shayne Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in the foregoing instrument and who upon oath acknowledged himself to the managing member of The Comfort Group, Inc., a Tennessee Corporation, and that he as such managing member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such managing member.

WITNESS my hand and seal at office in Nashville, Tennessee County, Tennessee, this the 30 day of September 2024.

KEENE W. BARTLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 10/4/27

## EXHIBIT A

### DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being lots 13 and 14 on the Plan of Bransford Industrial Park, of Record in Book 4460, Page 33, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description:

Lot No. 13: Beginning at a point in the southerly margin of Rosedale Avenue between lots 13 and 14, said point being the northeast corner of Lot No. 13 and the Northwest corner of Lot No. 14; thence with the line between said lots southwesterly 147.66 feet to a point, the northerly line of Lot No. 15, thence with the line between lots 13 and 15 westerly 101.214 feet to a point in the easterly margin of Grissom Drive; thence, with said margin of Grissom Drive, northerly 155.00 feet to a point, the beginning of a curve with a radius of 25 feet, thence around said curve northeasterly and to the right 39.27 feet to a point on the southerly margin of Rosedale Avenue, thence with said margin of Rosedale Avenue easterly 94.82 feet to the point of beginning.

Lot No. 14: Said Lot fronts 77.66 feet on the southerly margin of Rosedale Avenue and extends back 128.28 feet on the 'easterly line and 147.66 feet on the westerly line to a dead line in the rear measuring 147.63 feet thereon.

Being the same property conveyed to The Comfort Group, Inc., a Tennessee Corporation, by Special Warranty Deed from Robert T. Cherry, unmarried, of record in Instrument Number 20240508-0033871, Register's Office for Davidson County, Tennessee, dated May 7, 2024, and recorded on May 8, 2024.