QUITCLAIM DEED

Karen Johnson Davidson County Batch# 1198467 DEEDQC 10/30/2024 08:19:30 AM 5 pgs Fees: $27.00 Taxes: $0.00 20241030-0083245	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 25th day of October, 2024. Notary Public My commission expires:

SAVANNAH KATELYN SUTTERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

THIS INSTRUMENT PREPARED BY:
Kaalberg Giesecke, PLLC (DGL)
123 South 11th Street, Nashville, TN 37206

Address of New Owners:	Send Tax Bills to:	Map & Parcel:
429 Chestnut Street Nashville, TN 37203	New Owners	078-00-0-088.00 078-00-0-006.00 078-00-0-100.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, BBDB, LLC, a Tennessee limited liability company ("Grantor"), by these presents does hereby quitclaim and convey unto CS FARM LLC, a Delaware limited liability company, an Eighty-Nine Percent (89%) undivided interest, and unto 621 W. BELDEN LLC, a Delaware limited liability company, an Eleven Percent (11%) undivided interest, as tenants in common, together with their respective successors and assigns, any right, title and interest of Grantor in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A (the "Property").

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this effective as of the 25th day of October, 2024.

BBDB, LLC,
a Tennessee limited liability company

By: _____
Name: Darek Bell
Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DAREK BELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Sole Member of BBDB, LLC, a Tennessee limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and seal, at office, this 21st day of October, 2024.

EMILY HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 11/8/27

Exhibit A

Legal Description

TRACT 1

A tract of land in the First Council District, Davidson County, Tennessee. Tract being bounded on the North, South, and East by the BBDB, LLC tract as record in Instrument No. 20180815-0073132, in the Register's office of Davidson County, Tennessee, on the South and East by the Chad Hanna tract as recorded in Instrument No. 20150714-0068310, in the Register's office of Davidson County, Tennessee, on the South by the Ellen Russell Jacobson tract as recorded in Instrument No. 20121231-0120666, in the Register's office of Davidson County, Tennessee, on the West by the Cumberland River, to the centerline of Old Hickory Boulevard and going the centerline of Cleeces Ferry Road. Tract being described as follows:

Point of Beginning being at the Northwestern corner of the Chad Hanna tract and centerline of Cleeces Ferry Road; thence with the common line of the Chad Hanna tract North 84° 56' 01" West, a distance of 244.00 feet to an iron rod new; thence South 07° 33' 59" West, a distance of 67.70 feet to an iron rod new; thence with the common line of the said Ellen Russell Jacobson tract North 82° 54' 44" West, a distance of 2,442.00 feet to a point; thence with the Cumberland River, North 03° 42' 38" West, a distance of 1,830.63 feet to a point; thence with the common line of the said BBDB, LLC tract South 82° 54' 44" East, a distance of 3,588.58 feet to a point; thence with the centerline of Old Hickory Boulevard, South 30° 54' 18" West, a distance of 103.32 feet to a point; thence with a curve turning to the left with an arc length of 872.06 feet, with a radius of 3,118.18 feet, with a chord bearing to South 23° 16' 16" West, with a chord length of 869.22 feet to a point; thence South 14° 46' 42" West, a distance of 72.67 feet to a point; thence with the centerline of Cleeces Ferry Road, South 36° 16' 33" West, a distance of 111.42 feet to a point; thence South 35° 46' 02" West, a distance of 66.20 feet to a point; thence with a curve turning to the left with an arc length of 116.86 feet, with a radius of 322.31 feet, with a chord bearing of South 25° 22' 49" West, with a chord length of 116.22 feet to a point; thence with the common line of the BBDB, LLC tract, North 53° 03' 27" West, a distance of 268.78 feet to a point; thence North 56° 23' 27" West, a distance of 72.33 feet to a point; thence South 73° 04' 33" West, a distance of 219.10 feet to a point; thence South 17° 04' 57" East, a distance of 490.40 feet to an iron rod new; thence South 55° 27' 47" East, a distance of 95.01 feet to an iron rod new; thence North 73° 00' 53" East, a distance of 96.58 feet to a point; thence with the centerline of Cleeces Ferry Road, South 33° 41' 12" West, a distance of 50.26 feet to a point; thence South 02° 01' 06" East a distance of 33.67 feet to the point of beginning.

TRACT 2

A tract of land in the First Council District, Davidson County, Tennessee. Tract being bounded on the South by the BBDB, LLC tract as recorded in Instrument No. 20180815-0073132, in the Register's office of Davidson County, Tennessee, on the North and East by the William Cable tract as recorded in Instrument No. 20210907-0119600, in the Register's

office of Davidson County, Tennessee, on the North by the Kim Thompson tract as recorded in Instrument No. 20181226-0124944, in the Register's office of Davidson County, Tennessee, on the North South, and East by the Timothy and Shannon Brown tract as recorded in Instrument No. 20180508-0043975, in the Register's office of Davidson County, Tennessee, the West by the Cumberland River, to the centerline of Old Hickory Boulevard. Tract being described as follows:

Point of beginning at the Northeastern corner of the BBDB, LLC tract and said centerline; thence with the common line of the BBDB, LLC tract North 82° 54' 44" West, a distance of 3,588.58 feet to a point; thence with the Cumberland River, North 05° 54' 30" East, a distance of 2,100.82 feet to a point; thence with the common line of the William Cable tract, South 82° 56' 03" East a distance of 1,979.64 feet to an iron rod new; thence South 09° 43' 51" East, a distance of 314.20 to an iron rod new; thence South 82° 02' 39" East, a distance of 1,631.68 feet to a point; thence with said centerline South 13° 45' 45" West a distance of 97.53 feet to a point; thence South 13° 11' 24" West, a distance of 309.00 feet to a point; thence with a curve turning to the left with an arc length of 584.15 feet with a radius of 1,605.41 feet, with a chord bearing of South 03° 30' 14" West, with a chord length of 580.93 feet to a point; thence with a reverse curve turning to the right with an arc length of 231.36 feet, with a radius of 4,303.91 feet, with a chord bearing of South 04° 14' 34" East, with a chord length of 231.34 feet to a point; thence with the common line of the Timothy and Shannon Brown tract, North 84° 17' 52" West, a distance of 355.40 feet to an existing fence post; thence South 10° 52' 05" West, a distance of 419.65 feet to an iron rod old with cap; thence South 85° 44' 31" East, a distance of 336.99 feet to a point; thence South 29° 49' 57" West, a distance of 104.73 feet to the point of beginning.

TRACT 3

A tract of land in the First Council District, Davidson County, Tennessee. Tract being bounded on the North, South, and West by the BBDB, LLC tract as recorded in Instrument No. 20180815-0073132, in the Register's office of Davidson County, Tennessee and going with the centerline of Cleeces Ferry Road. Tract being described as follows:

Point of beginning at the said Southeastern corner of the said BBDB, LLC tract and centerline of Cleeces Ferry Road; thence South 16° 21' 53" West, a distance of 188.92 feet to a point; thence South 33° 41' 12" West a distance of 212.78 feet to a point; thence with the common line of the BBDB, LLC tract, South 73° 00' 53" West, a distance of 96.58 feet to an iron rod new; thence North 55° 27' 47" West, a distance of 95.01 feet to an iron rod new; thence North 17° 04' 57" West a distance of 490.40 feet to a 5/8 inch iron rod old; thence North 73° 04' 33" East, a distance of 219.10 feet to a 5/8 inch iron rod old; thence South 56° 23' 27" East a distance of 72.33 feet to a point; thence South 53° 30' 27" East, a distance of 268.78 feet to the point of beginning.

Being the same property conveyed to BBDB, LLC, a Tennessee limited liability company, by Personal Representative's Quitclaim Deed from Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell of record in Instrument No. 20120815-0073132, in the Register's office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 10/25/2024

Bainbridge Dillion
Affiant Signature

Date: 10/25/2024

State of Tennessee

County of Davidson

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

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 10/25/2024

Notary's Seal

