THIS INSTRUMENT PREPARED BY: **WOOD STABELL LAW GROUP, PLLC** **4535 Harding Pike Ste. 100** **Nashville, Tennessee 37205** **(615) 356-7755**	**STATE OF TENNESSEE)** **COUNTY OF DAVIDSON)** **The actual consideration for this transfer is $-0-** **Affiant** **Subscribed and sworn to before me, this 17 day of October, 2024.** **Notary Public** **My Commission Expires:** _____

Address New Owner: Bulldog Holdings, LLC 1801 McGavock Pike Nashville, TN 37216 Davidson County	**Send Tax Bills to:** Bulldog Holdings, LLC 1801 McGavock Pike Nashville, TN 37216 Davidson County	**Tax Information:** **Map-Parcel** 13400025800

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Bulldog Holdings 2, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **Bulldog Holdings, LLC**, a Tennessee limited liability company, (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2024 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

This is **improved** property known as **435 Metroplex Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the Property and every part thereof unto Grantee in fee simple. The sale of the Property is sold "**AS IS, WHERE IS**," without representations or warranties of any kind, including fitness for a particular use or purpose.

[*Signatures Commence on Following Page*]

Karen Johnson Davidson County
Batch # 1200444 DEEDQC
11/01/2024 01:25:17 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20241101-0085083

IN WITNESS WHEREOF, Grantor has hereunto set her hand as of the 12th day of October, 2024.

GRANTOR:

BULLDOG HOLDINGS 2, LLC

David Mundie, Authorized Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, HEREBY CERTIFYS that David Mundie, signing for Bulldog Holdings 2, LLC, personally known to me, and who, upon oath, acknowledged himself to be the member of Bulldog Holdings 2, LLC, the within named bargainor, a limited liability, company and that he as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of October, 2024.

Notary Public

My Commission Expires: 07-08-2026

EXHI

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 4 of Section Five, Metroplex, as of record in Plat Book 5190, page 776, at the Register's Office for Davidson, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the southerly right of way line of Metroplex Drive, 60 feet in width, at a comer common with the property of Lot 1 of Metroplex, Section Twelve, as of record in Plat Book 6050, page 355, at the Register's Office for Davidson County, Tennessee, at a comer common with the property of Southern Equipment Rental, LLC, as of record in Instrument Number: 200205090057164, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 639,970.05; Basting: 1,762,300.93; on the State Plane Coordinate System NAD-83 (1995);

Thence with the southerly right of way line of Metroplex Drive, South 87 deg 05 min 16 sec East, 212.73 feet to an existing concrete monument;

Thence with a curve to the right, along an arc length of 102.84 feet, the central angle of which is 19 deg 10 min 21 sec, the radius of which is 307.32 feet, the chord of which is South 77 deg 30 min 06 sec East, 102.36 feet to an existing iron rod, at a comer common with Lot 5 of Section Ten, Metroplex, as of record in Plat Book 6200, page 524, at the Register's Office of Davidson County, Tennessee, also being the property of YMCA of Middle Tennessee, as of record in Deed Book 9209, page 92, at the Register's Office of Davidson County, Tennessee;

Thence leaving the southerly right of way line of Metroplex Drive, with the westerly property line of said Lot 5, South 02 deg 48 min 44 sec West, 356.87 feet to an existing iron rod, at a comer common with Lot 2 of Section Four, Metroplex, as of record in Plat Book 5800, page 228, at the Register's Office of Davidson County, Tennessee, also being the property of Y.M.C.A. of Nashville & Middle Tennessee, as of record in Deed Book 8468, page 571, at the Register's Office of Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2, North 88 deg 23 min 06 sec West, 155.00 feet to an iron rod set;

Thence with the westerly property line of said Lot 2, South 02 deg 48 min 44 sec West, 22.40 feet to an iron rod set, at a comer common with Lot 2 of Harding Place Park, as of record in Plat Book 4660, page 7, at the Register's Office of Davidson County, Tennessee, also being the property of John J. & Susie M. Yoon, as of record in Instrument Number: 20040203-0012890, at the Register's Office of Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2, North 87 deg 05 min 16 sec West, 158.66 feet to an iron rod set, at a comer common with said 'Lot 1 ;
Thence with the easterly property line of said Lot 1, North 02 deg 48 min 44 sec East, 399.83 feet to the Point of Beginning: Containing 121,086, square feet or 2.780 acres more or less.

Being the same property conveyed to Primeritus Financial Services, Inc., a Delaware corporation, by deed from Metroplex Trust, LLC, a Delaware limited liability company, of record in Instrument No. 201312160126750, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bulldog Holdings 2, LLC, a Tennessee limited liability company by deed from Primeritus Financial Services, Inc., a Delaware corporation, of record in Instrument No. 20220621-0070507 in the Register's Office of Davidson County, Tennessee.