Karen Johnson
Batch # 1217332
12/17/2024 04:01:37 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20241217-0098016

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Whitney D. Wilson, Trustee of 3800 Ezell Irrevocable Trust 104 Woodmont Boulevard, Suite 310 Nashville, TN 37205	Same	148 10 0 135.00

This instrument prepared by: Holland & Knight LLP, Aaron Flinn, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Whitney D. Wilson
Affiant

Subscribed and sworn to before me, this 17th day of December, 2024.

D. E. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 08, 2028

D E Russell
NOTARY PUBLIC
My Commission Expires: 11/8/28

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **3800 HOLDINGS, LLC**, a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto **WHITNEY D. WILSON, TRUSTEE OF THE 3800 EZELL IRREVOCABLE TRUST U/A/D DECEMBER 17, 2024** ("Grantee"), his successors and assigns, all of its right, title and interest in and to the following described land in Davidson County, Tennessee:

See Exhibit A attached hereto and incorporated herein by reference

This is improved property known as 3800 Ezell Road, Nashville, Tennessee 37211.

[Signature on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument this 17th day of December, 2024.

RAGLAND CORPORATION

Blair Wilson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Blair Wilson, 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 President of Ragland Corporation, a Tennessee corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of such entity by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of December, 2024.

NOTARY PUBLIC

My Commission Expires: 11/8/28

D.E. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 08, 2028

EXHIBIT A

Legal Description

Tract 1:

Land in Davidson County, Tennessee, being Lot No. I, on the Plan of Subdivision of Lot 2, Haywood Oaks-South & Vernon Park, as shown on plat of record in Plat Book Instrument No. 201502110012822, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Tract 2:

Being an easement over a portion of Lot 2 of the Resubdivision of Lot 2, Haywood Oaks-South & Vernon Park Subdivision (Subdivision No. 2015S-007-001) said subdivision plat being recorded in Instrument No. 20150211-0012822, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Commencing on an iron pin located in the east right-of way line of Ezell Road, said point being at the northwest corner of said Lot 2 and the southwest corner of Lot 1 of said subdivision; thence with the north boundary line of said Lot 2 and the common boundary with said Lot 1, South 76°30'34" East, a distance of 30.34 feet to a point, said point being at the back of curb line and in the western edge of an access drive and being the TRUE POINT OF BEGINNING of this described easement;

Thence with the common boundary of said Lot 1 and Lot 2 and crossing the said access drive, South 76°30'34" East, a distance of 28 .53 feet to a point at the back of curb line and in the eastern edge of an access drive; Thence leaving the boundary of said Lot 1 and Lot 2 and with the back of curb line along the eastern edge of said access drive, South 17°17' 18" East, a distance of 36.30 feet to a point;
Thence South 31°52'10" East, a distance of 7.14 feet to a point at the back of curb line around a parking lot;
Thence with the back of curb line of said parking lot the following calls:
South 81°57'05" East, a distance of 133.70 feet to a point;
South 07°39'51" West, a distance of 244.90 feet to a point;
North 82°17'37" West, a distance of 14.07 feet to a point;
South 71°18'09" West, a distance of 4.00 feet to a point;
South 22°08'46" West, a distance of 2.65 feet to a point;
South 10°37'43" West, a distance of 14.79 feet to a point;
North 81°54'57" West, a distance of 145.88 feet to a point;
North 05°12'39" East, a distance of 14.75 feet to a point ;
North 18°19'11" West, a distance of 3.62feet to a point;
North 63°31 '39" West, a distance of 2.48 feet to a point ;
North 81°23'16" West, a distance of 14.14 feet to a point;
North 07°52'59" East, a distance of 244. 85 feet to a point ;
South 81°49'53" East, a distance of 14.44 feet to a point;
North 68°48'38" East, a distance of 4.14 feet to a point, said point being at the back of curb line of said access drive;
Thence with the back of curb line along the western edge of said access drive, North 05°33'15" East, a distance of 4.14 feet to a point;
Thence North 18°14'29" West, a distance of 39.21 feet to the Point of Beginning and containing 48,765 square feet or 1.12 Acres, more or less.

Being the same property conveyed to 3800 Holdings, LLC by deed from Haywood Oak Eight Investors, Ltd., of record in Instrument No. 20160825-0088992, Register's Office of Davidson County, Tennessee.