Prepared by:

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Karen Johnson Davidson County
Batch# 1218646 DEEDQC
12/20/2024 11:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241220-0099099

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
BoydRProperties, LLC 6740 Autumnwood Dr. Nashville, TN 37221	New Owner	127-00-0-082.00 127-00-0-247.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **7500 BUFFALO ROAD REVERSE, LLC, a Colorado limited liability company,** by these presents does hereby quitclaim and convey unto **BOYDRPROPERTIES, LLC, a Tennessee limited liability company** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Madison County, Tennessee:

See Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 16th day of December, 2024.

Affiant

My commission expires: 6-18-2028
(Affix Seal)

Notary Public

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of December, 2024.

7500 Buffalo Road Reverse, LLC
A Colorado limited liability company

Joshua K. Boyd
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jatin A. Shah of the state and county mentioned, personally appeared Joshua K. Boyd, Member of 7500 Buffalo Road Reverse, LLC,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of 7500 Buffalo Road Reverse, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Joshua K. Boyd, Member of 7500 Buffalo Road Reverse, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 16th day of December, 2024.

Notary Signature
My commission expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Exhibit A

Land in Davidson County, Tennessee, described as follows:

TRACT 1:

Property lying in the 35th Councilmanic District of Davidson County, Tennessee, and bounded on the east by Buffalo Road; on the south by property belonging to Richard Bibb of record in Deed Book 8022, Page 229 in the R.O.D.C.; on the west and north by the remaining property of George Garland; also on the north by property belonging to K. McGuinn and T. Wilson of record in Deed # 20151208-0123579 in the R.O.D.C. and more specifically described as follows:

Beginning on an iron pin on the west margin of Buffalo Road approximately 1,560' north of the intersection of U.S. Highway 70 and Buffalo Road at the southeast corner of the herein described tract one (1) of this survey and the northeast corner of Bibb; thence with Bibb's north line N-67 degrees 37' 11"-W, 1181.95' to an iron pin set by at a fence corner; thence N-67 degrees 17' 28"-W, 225.73' to an iron pin set at a fence corner; thence N-23 degrees 10' 28"-E, 199.61' to an iron pin set by a 20" Walnut tree in the south line of tract two (2) of this survey; thence N-35 degrees 52' 57"-E, 133.36' to an existing iron pin at a fence corner; thence S-43 degrees 48' 26"-E, 306.32' to an existing iron pin at a fence corner; thence S-67 degrees 15' 58"-E, 1102.92' to an existing iron pin on the west margin of Buffalo Road at the northeast corner of the herein described tract and the southeast corner of McGuinn and Wilson; thence with the west margin of Buffalo Road S-25 degrees 03'
41"-W, 200.30' to an iron pin, the point of beginning and containing 7.05 acres, more or less according to a survey by Galyon Northcutt Surveying dated 6/12/19.

TRACT 2:

Property lying in the 35th Councilmanic District of Davidson County, Tennessee, and bounded on the south and west by property belonging to Richard Bibb of record in Deed Book 8022, Page 229 in the R.O.D.C.; on the north by the remaining property of George Garland; on the east by property belonging to Kevin McGuinn of record in Deed 20130201-0010907 and also by property belonging to K. McGuinn and T Wilson of record in Deed # 20151208-0123579 in the R.O.D.C. and more specifically described as follows:

Commencing on an iron pin on the west margin of Buffalo Road approximately 1,760' north of the intersection of U.S. Highway 70 and Buffalo Road; thence with McGuinn and Wilson's south line N-67 degrees 15' 58"-W, 1102.92' to the actual point of beginning of tract two (2) of this survey; thence with the north line of tract one (1) of this survey N-43 degrees 48' 26"-W, 306.32' to an existing iron pin at a fence corner; thence S-35 degrees 52' 57"-W, 133.36' to an iron pin by a 20" Walnut in Bibb's north line; thence with Bibb's north line N-66 degrees 28' 49"-W, 158.94' to an iron pin set by a wood fence post; thence N-68 degrees 06' 23"-W, 509.25' to an existing iron pin by a 36" Beech; thence N-65 degrees 50' 40"-W, 337.59' to an iron pin set at a fence corner; thence with Bibb's east line N-13 degrees 45' 14"-W, 471.71' to a steel "T" fence post at a fence corner, the northwest corner of the herein described tract 2 and the southwest corner of tract 3 of this survey; thence leaving Bibb's east line with the south line of tract three (3) of this survey, the remaining property of Garland, S-76 degrees 18' 10"-E, 1175.81' to an iron pipe at the northeast corner of the herein described tract and southeast corner of tract 3 of this survey in Kevin McGuinn's west line; thence with said west line S-14 degrees 42' 34"-E, 345.41' to an iron pin set in the fence; thence S-15 degrees 56' 05"-E, 161.29' to an existing iron pipe in the fence; thence S-15 degrees 33' 13"-E, 202.47' to an iron pin at a fence corner, the point of beginning and containing 13.80 acres according to a survey by Galyon Northcutt Surveying dated 6/12/19.

Being the same property conveyed to 7500 BUFFALO ROAD REVERSE, LLC, A COLORADO LIMITED LIABILITY COMPANY, by deed from DAVID JUDD AND NEVA JUDD, HUSBAND AND WIFE, of record in Instrument No. 20231113-0088061, dated November 9, 2023, said Register's Office.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 16. 2024.

Affiant Signature

20th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028