Send Tax Statements To:
Britton Enterprises G.P.
315 Constitution Court
Smyrna, Tennessee 37167

Name and Address of New Owner:
Britton Enterprises G.P.
315 Constitution Court
Smyrna, Tennessee 37167

This Instrument Prepared by:

J. Lynn Watson, Attorney at Law
711 Majesty Drive
Murfreesboro, Tennessee 37129

From information provided by the parties

Map and Parcel 095-13-0-038.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the undersigned, G. BRUCE BRITTON, have this day bargained and sold, and do hereby quitclaim and convey unto BRITTON ENTERPRISES G.P., a Tennessee general partnership, its successors and assigns, all my right, title, and interest in and to certain tracts or parcels of land situated in Davidson County, Tennessee, which land is described as follows:

Being Lot No. 63 as shown on the Metropolitan Industrial Park, Phase I, Section 54, as of record in Book 5190, page 30, and Surveyor's Certificate of Correction, of record in Book 5396, page 811, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the northerly margin of Massman Drive located on the centerline of a 100-foot wide TVA easement; thence N 70°46' W passing a concrete monument at 379.5 0 feet, a total distance of 481.17 °feet to the center of Mill Creek; thence, downstream with the center of Mill Creek, N 49°15' E 328.47 feet to a point; thence, continuing with said Creek, N 35°02' E 143.07 feet to a point; thence leaving said Creek, S 49°40' 17" E passing a concrete monument in the northerly margin of Massman Drive; thence in a southwesterly direction with a curve to the left having a central angle of 04°43'; a radius of 730.00 feet; 60.09 feet to a concrete monument; thence along the margin of the same, S 34°46' W 234.90 feet to the point of beginning, containing 3.49 acres, more or less.

Being the same property conveyed to G. Bruce Britton by deed dated December 29, 2011 of record at instrument number 20111230-0102037 in the Register's Office of Davidson County.

This conveyance is subject to the minimum building setback lines, drainage ditch and other matters shown on the applicable subdivision plat; and to all restrictions, conditions, reservations and covenants of record and to the zoning regulations of the appropriate governmental body.

Karen Johnson Davidson County
Batch # 1224526 DEEDQC
01/08/2025 08:16:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250108-0001523

This is improved property known as 725 Massman Drive, Nashville, Tennessee 37210.

WITNESS MY HAND, this the 6th day of January, 2025.

G. Bruce Britton

STATE OF TENNESSEE)
)ss
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said state and county, G. BRUCE BRITTON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL this the 6th day of January, 2025.

J. LYNN WATSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 3/18/2028

STATE OF TENNESSEE)
)ss
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is $ 0.00.

G. Bruce Britton

AFFIANT

Sworn to and subscribed before me, this the 6th day of January, 2025.

J. LYNN WATSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 3/18/2028