Karen Johnson Davidson County
Batch# 1243199 DEEDQC
03/05/2025 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250305-0016730

QUITCLAIM DEED	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 5th day of March 2025. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2028 JOSEPHINE REBECCA CLARK

Address New Owners as:	Tax Bill To:	Map / Parcel
Trustee of the Main Street Land Trust 109 Kenner Avenue, Ste. 201 Nashville, TN 37205	New Owner	05108000900 05108001200

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **March Egerton** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Southern Exchange & Acquisitions Inc., Trustee for the Main Street Land Trust,** (hereinafter referred to as "Grantee"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Tract I [05108000900]

Legal description of a parcel located in the 19th Civil District of Davidson County, Tennessee, described more precisely as follows:

Begin at a PK nail set (PKS) at the intersection of the north r/w (50') of West Webster Street and west r/w (80') of Gallatin Pike; thence with the west r/w of Gallatin Pike N 25 45' 50" E 242.46 feet to an iron pin set (IPS); thence leaving Gallatin Pike and with

the south line of Madison Square Shopping Center for the following eight (8) calls; N 69 16' 37" W 21.94 feet to an IPS at the wall of a building; thence with the building line passing the northeast corner of the building N 25 28' 23" E 2.14 feet to an IPS; thence paralleling the north face of the building while being one foot plus or minus from the actual face of the building and passing the northwest corner of the building N 64 02' 09" W 112.54 feet to a IPS; thence S 31 08' 58" W 11.07 feet to a PK nail found (PKF); thence running up the creek bed N 67 35'31" W 333.57 feet to a IPS leaving the creek at 255 feet; thence N 24 00' 43" E 20.70 feet to a IPS; thence N 53 45' 44" W 34.58 feet to a IPS; thence leaving N 53 45' 44" W 177.55 feet to a IPF; thence leaving the above line and following the Gerald Farrus property for the next three calls: S 17 02' 47" W 8.60 feet to a IPF; thence continue S 53 54' 05" E 176.38 feet to a IPF; thence S 23 41' 05" W 229.74 feet to a concrete monument found in the north r/w of West Webster Street; thence with north margin of West Webster Street for two calls; S 60 00' 00" E 302.58 feet to a concrete monument found; thence S 64 00' 00" E 191.93 feet to the point of beginning.

Less and except the following:

Tract A of the subdivision of the James and Mary Crossman property of record in Instrument No. 20010508-0047136, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to The Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation, by deed from Mary B. Crossman, a single woman, of record in Instrument No. 20170630-0066252.

This property is commonly known as 936 Gallatin Pike, Madison, TN 37115.

Tract II [05108001200]

A tract of land in the 11th Civil District of Davidson County, Tennessee, being all of Lot No. 6 through 11, part of Lot Nos. 12 and 13 and part of Douglas Avenue Closed, all as shown on the Plan of L.M. Ezell's 38 Home Tract, not of record, described according to a survey of Barry Greer & Associates, Land Surveyor, dated August 25, 1980, as follows:

Beginning at a point in the southern right-of-way of West Webster Street, sad point being North 60 deg. 58 min. 39 sec. West, 250.00 feet, as measured along said right-of-way, from its intersection with the western right-of-way of Gallatin Pike, and proceeding as follows: leaving West Webster Street, South 29 deg. 00 min. 00 sec. West 150.00 feet to an iron pin in the southern line of U-Haul Park Plaza, as of record in Book 5210, Page 038, Register's Office for Davidson County, Tennessee, thence with U-Haul Park Plaza North 60 deg. 58 min. 39 sec. West, 391.98 feet to an iron pin in the center of Gibson Creek; then with the center of said creek, North 59 deg. 52 min. 29 sec. East 174.72 feet to an iron pin in the said right-of-way of West Webster Street, thence, with said

right-of-way, South 60 deg. 58 min. 39 sec. East, 302.32 feet to the beginning and containing 52,072 square feet, more or less.

Being the same property conveyed to Madison Suburban Utility District of Davidson County, Tennessee, by deed from Madison Utility District of Davidson County, Tennessee, of record in Instrument No. 20210301-0025885.

This property is commonly known as 108 West Webster Street, Madison, TN 37115.

Being the same property conveyed to March Egerton, by Warranty Deed from Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation, in record of Instrument No. 20250212-0010675, Register's Office for Davidson County, Tennessee.

This is the same legal description found in the last instrument of record.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 5th day of March, 2025.

Grantor:

By: March Egerton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 5th day of March, in the year 2025, before me the undersigned, March Egerton personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 5th day of March, 2025.

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Certificate of Authenticity

I, Robert J. Notestine III, 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 March 5, 2025.

AFFIANT SIGNATURE

3.5.25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 5th day of March, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029