Karen Johnson Davidson County
Batch# 1244403 DEEDQC
03/07/2025 03:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250307-0017484

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
UDP Cave Road, LLC c/o Unified Disposal Partners Holdings, LLC 425 Eagle Rock Avenue, Suite 201 Roseland, New Jersey 07068	Map/Parcel Nos. 09400016700 & 09400020800	UDP Cave Road, LLC c/o Unified Disposal Partners Holdings, LLC 425 Eagle Rock Avenue, Suite 201 Roseland, New Jersey 07068
This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CWM, LLC, a Tennessee limited liability company, JAMES C. WOODARD, II, and JEFFREY C. MADDOX (collectively, the "Grantor"), by these presents hereby sells, assigns, and quitclaims to UDP CAVE ROAD, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 0 and 511 Cave Road, Nashville, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGES]

MONICA AMBRIZ CONTRERAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration ~~or value, whichever is greater,~~ for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 7th day of ~~February~~ MARCH, 2025.

Notary Public
My Commission Expires: My Commission Expires March 22, 2028

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 7th day of March , 2025.

GRANTOR:

CWM, LLC,
a Tennessee limited liability company

By: _____
Name: Jeff Maddox
Title: Seller Rep

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, Bethany Schultzman, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey Maddox, 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 Seller's representative of CWM, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Seller's representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Seller's representative.

WITNESS my hand and seal at office in Williamson County, Tennessee, this the 6th day of March, 2025.

_____
Notary Public

My Commission Expires:
9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

James C. Woodard, II

STATE OF Tennessee)
COUNTY OF Rutherford)

Personally appeared before me, James C Woodard, the undersigned, a Notary Public in and for said County and State, the within named JAMES C. WOODARD, II, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of February, 2025.

Deborah A Buttrey
Notary Public

My Commission Expires:
3/18/29

DEBORAH A. BUTTREY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Jeffrey C. Maddox

STATE OF Tennessee)
COUNTY OF Rutherford)

Personally appeared before me, Jeffrey C Maddox, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY C. MADDOX, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of February, 2025.

Deborah A Buttrey
Notary Public

My Commission Expires:
3/18/28

RUTHERFORD COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DEBORAH A. BUTTREY

Exhibit A

Description of Property

A certain parcel of land in Tennessee lying in Davidson County in the city of Nashville, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a set 5/8 in. rebar, 18 in. length with a plastic cap stamped "KEVIN CROWE TN 1979". All bearings are based Tennessee State Plane Coordinate System, using geoid 09, observed on January 22, 2025.

BEGINNING at a found PK nail (marked "Elliot") in the north right of way line of Cave Road (60' public right of way per plat recorded at Book 5800, Page 20), a common corner to a lot of Ware Family, LLC (Instrument #20060411-0041738; Plat: Book 5800, Page 20, Lot 1), being approximately 360' west of the centerline intersection of Spence Lane; thence leaving said lot of Ware Family, LLC and with said right of way the following two (2) calls: 1) N 75°24'13" W a distance of 42.80' to a set PK nail with shiner; thence 2) with a curve turning to the left, with an arc length of 183.04', with a radius of 1,705.01', with a chord bearing of N 78°28'54" W a distance of 182.95' to a found iron pin at the end of said right of way line; thence with the end of said right of way line and then with a lot of Jami E. Hall (Instrument #20180419-0036812; Plat Book 8250, Page 183, Lot 5-F), then with the lands of Babylon Holdings, LLC (Instruments #20211015-0139160 and #20220222-0020042) S 07°55'39" W a total distance of 844.52' to a wood fence corner post; thence continuing with Babylon Holdings, LLC S 89°16'48" W, passing a set iron witness pin at a distance of 10.00', for a total distance of 151.48' to a set iron pin in the east right of way line of CSX Railroad (railroad right of way varies, adjoining right of way line being 50' from the nearest rail centerline per Right of Way and Track Map - Louisville & Nashville R.R. Co. - Lewisburg Division - Nashville Cut-Off - Map No. 019-090 - Dated June 30, 1917); thence leaving said lot of Babylon Holdings, LLC and with said right of way line the following five (5) calls: 1) N 13°03'35" W a distance of 215.14'; thence 2) with a curve turning to the left with an arc length of 126.15', with a radius of 2547.60', with a chord bearing of N 14°28'41" W a distance of 126.14'; thence 3) N 15°53'48" W a distance of 166.1'; thence 4) with a curve turning to the right, with an arc length of 58.71', with a radius of 952.40', with a chord bearing of N 14°07'51" W a distance of 58.70'; thence 5) N 12°21'54" W a distance of 240.09' to a set pk nail with shiner at the intersection of said railroad right of way line of CSX Railroad and the south right of way line of R.J. Corman Railroad (100' railroad right of way per Right of Way and Track Map - Louisville & Nashville R.R. Co. - Lewisburg Division - Nashville Cut-Off - Map No. 019-090 - Dated June 30, 1917), being 50' from the centerline of said right of way; thence leaving said railroad right of way line and CSX Railroad and with said railroad right of way line of R.J. Corman Railroad the following three (3) calls: 1) N 72°24'41" E a distance of 495.64' to a found iron pin (5/8" iron pin, uncapped) in said right of way line; thence 2) N 72°46'07" E a distance of 70.42' to a set iron pin; thence 3) with a curve turning to the right, with an arc length of 109.11', with a radius of 1860.08', with a chord bearing of N 74°25'10" E a distance of 109.10' to a set iron pin in said right of way line, a common corner to said lot of Ware Family, LLC, with a found iron pin (5/8" disturbed) N 54°30'35" E a distance of 3.18' from said corner; thence leaving said right of way line and with Ware Family, LLC S 10°23'59" E a distance of 195.02' to the point of beginning, having an area of 298,288.3 square feet, or 6.85 acres, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

The foregoing description consists of the total property recorded in Instrument No. 20170906-0091414, Register's Office for Davidson County, Tennessee, as shown on Plat recorded in Book 5800, page 20, Register's Office for Davidson County, Tennessee, and in Instrument No. 20210115-0007391, Register's Office for Davidson County, Tennessee. Said description does not constitute the combination nor consolidation of the tracts shown hereon.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 02/28/2025 (date of document).

J Spruill

Affiant Signature

03/07/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of March, 2025.

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON