Karen Johnson Davidson County
Batch# 1260640 DEEDQC
04/16/2025 02:55:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20250416-0029202

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue, Suite 205 Nashville, Tennessee 37215 615-383-0711	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 16 day of April, 2025. Notary Public My Commission Expires:

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

QUITCLAIM DEED TO COMBINE TAX PARCELS

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Scott Hughes, Trustee of the Hive Trust 12 West 37th Street Floor 10 New York, NY 10018	Christopher Scott Hughes, Trustee of the Hive Trust 12 West 37th Street Floor 10 New York, NY 10018	11300007600 11300002800 11300022500 11300003700 11300004700

This conveyance is being made for the express purpose of combining the above referenced Davidson County Map/Parcels into a single tax parcel.

WHEREAS, Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023 ("Grantor"), is the owner in fee simple of the real property described in Exhibit "A" hereto; and

WHEREAS, the property described in Exhibit "A" hereto is comprised of Davidson County Map/Parcel Numbers 11300007600; 11300002800; 11300022500; 11300003700; and 11300004700; and

WHEREAS, Grantor, as owner of said property, now wishes to combine the said tracts into a single tax parcel.

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for the express purpose of combining the referenced parcels into a single tax parcel, Grantor does hereby quitclaim, transfer and convey unto Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, his successors and assigns, all of Grantor's right, title and interest in the aforesaid tracts, as more particularly described on Exhibit "A" hereto.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2025.

GRANTOR:

Christopher Scott Hughes, Trustee of the
Hive Trust under agreement dated
August 11, 2018, as amended and restated January 27, 2023

STATE OF New York
COUNTY OF Orange

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of April, 2025.

FAITH DE COTEAU
Notary Public - State of New York
NO. 01DE0023747
Qualified in Orange County
My Commission Expires Apr 19, 2028

NOTARY PUBLIC
My Commission Expires: 04/19/2028

EXHIBIT "A"
Legal Description

1. 11300007600

TRACT ONE:
LAND BEING AND LYING IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LYING WEST OF AND ADJACENT TO BUFFALO ROAD, BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, UNDER JOB NAME MCGI621, DATED JUNE 24, 2021, AS FOLLOWS:
Beginning At A IRON PIN FOUND ON THE WEST R.O.W. OF BUFFALO ROAD; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTHEAST CORNER OF DAVID JUDD ETUX; Thence LEAVING SAID ROAD WITH JUDD, N 70°58'57" W For A Distance Of 1103.05' To A IRON PIN FOUND (#1756); SAID TREE BEING THE SOUTHERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF DAVID JUDD (TM 127, P 247.00); Thence WITH JUDD (TM 127, P 247.00) AND A FENCE, N 19°27'20" W For A Distance Of 202.41' To A IRON PIPE FOUND; Thence N 19°45'23" W For A Distance Of 161.41' To A IRON PIPE FOUND; Thence N 18°30'56" W For A Distance Of 345.51' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHEAST CORNER OF JUDD, AND THE SOUTHEAST CORNER OF COLIN FULGENZI ETUX; Thence WITH FULGENZI AND CONTINUING WITH A FENCE, N 16°46'20" W For A Distance Of 251.06' To A STEEL FENCE POST; Thence N 19°39'56" W For A Distance Of 312.43' To A IRON PIPE FOUND; Thence N 14°19'44" W For A Distance Of 127.03' To A 38" BEECH; SAID TREE BEING THE EASTERN MOST NORTHEAST CORNER OF FULGENZI; Thence CONTINUING WITH FULGENZI AND A FENCE, N 84°22'11" W For A Distance Of 609.61' To A WOOD FENCE POST; Thence N 84°03'01" W For A Distance Of 410.72' To A IRON PIN FOUND (#1979); SAID IRON PIN FOUND BEING THE WESTERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH FULGENZI AND FENCE, N 06°07'03" E For A Distance Of 459.70' To A STEEL FENCE POST; Thence N 04°41'14" E For A Distance Of 220.49' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE NORTHERN MOST NORTHEAST CORNER OF FULGENZI, THE EASTERN MOST CORNER OF JOHNATHAN PENNINGTON ETUX, AND THE SOUTHEAST CORNER OF NICHOLAS WHITE ETUX; Thence WITH WHITE AND CONTINUING WITH A FENCE, N 05°34'03" E For A Distance Of 362.29' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE NORTHEAST CORNER OF WHITE, AND THE SOUTHEAST CORNER OF JOHNATHAN PENNINGTON ETUX; Thence WITH PENNINGTON AND CONTINUING WITH A FENCE, N 05°43'09" E For A Distance Of 343.45' To A 36" CHESTNUT OAK; Thence N 05°44'40" E For A Distance Of 456.95' To A 6" BEECH; SAID TREE BEING THE NORTHEAST CORNER OF PENNINGTON, AND THE SOUTHEAST CORNER OF ROBERT MOORE; Thence WITH MOORE AND CONTINUING WITH A FENCE, N 05°48'09" E, PASSING THE SOUTHEAST CORNER OF JOE ALLEN, For A Distance Of 2248.09' To A IRON PIPE FOUND ON THE SOUTH R.O.W. OF MANNING HOLLOW ROAD; SAID IRON PIPE FOUND BEING THE NORTHEAST CORNER OF ALLEN; Thence WITH END OF SAID ROAD AND A FENCE, N 15°42'13" E For A Distance Of 47.51' To A IRON PIN FOUND ON THE NORTH R.O.W. OF MANNING HOLLOW ROAD; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF JOSHUA HINSON; Thence WITH HINSON AND CONTINUING WITH A FENCE, N 06°07'14" E For A Distance Of 977.30' To A CONCRETE MONUMENT; SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF HINSON,

AND THE SOUTHEAST CORNER OF ALLISON MCGEE TARPLEY ETVIR; Thence WITH TARPLEY AND CONTINUING WITH A FENCE, N 05°52'06" E For A Distance Of 169.77' To A IRON PIN FOUND; Thence N 07°43'13" E For A Distance Of 64.24' To A CONCRETE MONUMENT; SAID CONCRETE MONUMENT BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF CYNTHIA CAPERS; Thence WITH CAPERS AND A FENCE, S 83°48'24" E For A Distance Of 756.00' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF CAPERS, AND THE SOUTHWEST CORNER OF F. RONALD GREEN; Thence WITH GREEN AND CONTINUING WITH A FENCE, S 84°05'36" E For A Distance Of 362.52' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF GREEN, AND THE SOUTHWEST CORNER OF LOU ANNE SANDLIN; Thence WITH SANDLIN AND CONTINUING WITH A FENCE, S 84°05'36" E For A Distance Of 631.88' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF SANDLIN, AND THE SOUTHWEST CORNER OF MCKINNEY; Thence WITH MCKINNEY AND A FENCE, S 83°53'56" E For A Distance Of 934.24' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHEAST CORNER OF MCKINNEY, AND THE WEST BOUNDARY OF JERRY JONES ETUX; Thence LEAVING SAID FENCE WITH JONES, S 05°38'06" W For A Distance Of 947.52' To A IRON ROD FOUND; Thence S 05°27'01" W For A Distance Of 610.36' To A IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF JONES; Thence CONTINUING WITH JONES, S 86°53'08" E For A Distance Of 513.76' To A IRON ROD FOUND; Thence N 00°23'00" E For A Distance Of 233.90' To A 28" POPLAR; Thence WITH A FENCE AND CONTINUING WITH JONES, N 30°04'07" E For A Distance Of 149.72' To A STEEL FENCE POST; Thence N 03°12'07" W For A Distance Of 114.69' To A 6" Oak; Thence S 84°19'35" E For A Distance Of 584.46' To A 14" HICKORY; Thence N 06°22'37" E For A Distance Of 191.21' To A IRON PIN FOUND; Thence LEAVING SAID FENCE AND CONTINUING WITH JONES, N 87°06'37" E For A Distance Of 257.41' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE EASTERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH JONES, S 24°16'09" E For A Distance Of 247.35' To A IRON PIN FOUND; Thence S 26°27'15" W For A Distance Of 497.01' To A IRON PIN SET; Thence S 85°43'01" E For A Distance Of 65.33' To A WOOD FENCE POST; SAID WOOD FENCE POST BEING THE NORTHWEST CORNER OF THE HATTIE J. DEMOSS REVOCABLE LIVING TRUST; Thence WITH THE HATTIE J. DEMOSS REVOCABLE LIVING TRUST AND A FENCE, S 03°34'06" W For A Distance Of 419.97' To A 6" HICKORY; Thence LEAVING SAID FENCE AND CONTINUING WITH THE HATTIE J. DEMOSS REVOCABLE LIVING TRUST, S 12°10'08" W, PASSING THE NORTHWEST CORNER OF DEBORAH JETT AN DELLAN JETT, For A Distance Of 882.15' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHWEST CORNER OF JETT, THE EASTERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTH BOUNDARY OF STEPHANIE MCCLURE ETVIR; Thence WITH MCCLURE AND A FENCE, N 86°57'58" W For A Distance Of 439.99' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF MCCLURE AND THE NORTHEAST CORNER OF CATHERINE SULLIVAN TRUSTEES; Thence WITH SULLIVAN AND CONTINUING WITH A FENCE, N 86°17'11" W For A Distance Of 855.77' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF SULLIVAN; Thence CONTINUING WITH SULLIVAN AND A FENCE, S 06°24'01" W For A Distance Of 797.54' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHEAST CORNER OF JOHN MARSHALL THACKER JR. TRUSTEE; Thence WITH JOHN MARSHALL THACKER JR. TRUSTEE AND CONTINUING WITH A FENCE, N 89°15'44" W For A Distance Of 140.91' To A WOOD FENCE POST; Thence N 85°20'21" W For A Distance Of 246.68' To A IRON PIN FOUND (#2122); SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF JOHN MARSHALL THACKER JR. TRUSTEE; Thence CONTINUING

WITH JOHN MARSHALL THACKER JR. TRUSTEE AND A FENCE, S 09°52'51" E For A Distance Of 73.69' To A WOOD FENCE POST; Thence S 08°16'01" E For A Distance Of 196.48' To A WOOD FENCE POST; Thence S 00°18'24" E For A Distance Of 206.15' To A WOOD FENCE POST; Thence S 01°13'17" E For A Distance Of 130.39' To A WOOD FENCE POST; SAID WOOD FENCE POST BEING THE NORTHWEST CORNER OF DONALD WINTERS JR. ETUX; Thence WITH WINTERS AND CONTINUING WITH FENCE, S 01°34'16" E For A Distance Of 107.92' To A WOOD FENCE POST; Thence S 11°14'36" E For A Distance Of 153.23' To A WOOD FENCE POST; Thence S 20°51'04" E For A Distance Of 178.96' To A IRON PIPE FOUND; Thence S 02°48'35" E For A Distance Of 96.25' To A WOOD FENCE POST; Thence S 15°55'33" W For A Distance Of 128.81' To A WOOD FENCE POST; Thence S 30°52'58" W For A Distance Of 116.39' To A IRON PIN FOUND; Thence S 20°03'13" W For A Distance Of 77.18' To A WOOD FENCE POST; Thence S 37°09'15" E For A Distance Of 171.21' To A IRON PIN FOUND; Thence S 42°03'00" E For A Distance Of 56.75' To A IRON PIN FOUND (#1299); Thence S 34°44'29" E For A Distance Of 286.26' To A IRON PIPE FOUND; Thence S 64°49'32" W For A Distance Of 24.01' To A POINT IN THE CENTER OF BUFFALO CREEK; Thence WITH CENTER OF SAID CREEK AND CONTINUING WITH WINTERS, S 29°25'42" E For A Distance Of 78.33' To A POINT; Thence S 42°25'24" E For A Distance Of 132.23' To A POINT; Thence S 31°16'12" E For A Distance Of 71.73' To A POINT; Thence S 01°30'59" W For A Distance Of 49.96' To A POINT; Thence LEAVING SAID CREEK CONTINUING WITH WINTERS, S 30°30'11" E, PASSING AN IRON PIN SET AT 37.13', IN ALL A Distance Of 96.46' To A IRON PIN SET ON THE WEST R.O.W. OF BUFFALO ROAD; Thence WITH WEST R.O.W. OF BUFFALO ROAD, S 37°39'54" W For A Distance Of 308.62'; Thence With A Curve Turning To The Left With A Radius Of 659.43', With A Chord Bearing Of S 29°46'08" W, With A Chord Length Of 166.61', TO A POINT; Thence S 20°52'44" W For A Distance Of 170.93' TO A POINT; Thence S 17°32'53" W For A Distance Of 205.24'; TO A POINT; Thence S 18°57'01" W For A Distance Of 143.47'; TO A POINT; Thence S 23°12'22" W For A Distance Of 149.50' To The Point Of Beginning And Containing 424.38 Acres.

Being the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended by First Amendment dated December 18, 2018, and as amended by Second Amendment dated October 22, 2019, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary, by deed from Kevin McGinn and wife, Cynthia McGinn, of record in Instrument No. 20210702-0089783, Register's Office for Davidson County, Tennessee.

TRACT TWO:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Ninth (9th) Civil District of Davidson County, Tennessee, being the "William Wayne McKinney Lot" on the Plan of William K. McKinney et ux., Mary L. McKinney Subdivision of record in Plat Book 5800, Page 379, Register's Office for Davidson County, Tennessee. Reference is hereby made to said Plat for a more complete description. Said Lot contains 5.1 acres by survey of Gregory Underwood, Registered Land Surveyor No. 1299.

Being the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended by First Amendment dated December 18, 2018, and as amended by Second Amendment dated October 22, 2019, by deed from Regions Bank, an Alabama banking corporation, of record in Instrument No. 20220719-0082353, Register's Office for Davidson County, Tennessee.

TRACT THREE:

LAND BEING AND LYING IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LYING SOUTH OF AND ADJACENT TO DUFFIELD ROAD, AND BEING MORE

PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, DATED AUGUST 10, 2023, AS FOLLOWS: Beginning At A IRON PIPE FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, THE EASTERN MOST NORTHEAST CORNER OF HIVE TRUST (TM 113, P 172.00), AND THE SOUTH BOUNDARY OF STEPHEN & CHRISTY COLLINS; Thence WITH COLLINS, S 85°32'38" E, PASSING THE CENTER AND END OF DUFFIED ROAD AT 98.03', IN ALL A Distance Of 126.08' To A IRON PIN FOUND (#1710); SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF BOBBY PLUNKETT; Thence LEAVING COLLINS WITH PLUNKETT, S 82°44'53" E For A Distance Of 317.21' To A WOOD FENCE POST; Thence S 80°34'56" E, PASSING THE SOUTHEAST CORNER OF PLUNKETT AND THE SOUTHWEST CORNER OF THOMAS LANE JR. ETUX, IN ALL A Distance Of 353.82' To A 22" Poplar; Thence S 88°44'39" E For A Distance Of 169.80' To A 20" Poplar; Thence S 83°54'17" E For A Distance Of 492.32' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTHWEST CORNER OF ROBERT GRANT ETUX; Thence LEAVING LANE WITH GRANT, S 18°17'38" W For A Distance Of 345.81' To A 34" OAK; Thence S 13°29'21" W For A Distance Of 435.25' To A 26' POPLAR; SAID TREE BEING THE SOUTHWEST CORNER OF GRANT; Thence S 81°24'54" E For A Distance Of 548.50' To A 36' OAK; Thence S 81°22'40" E For A Distance Of 282.46' To A IRON PIN SET; Thence S 04°03'35" W, PASSING THE SOUTHERN MOST SOUTHWEST CORNER OF GRANT, THE NORTHWEST CORNER OF ROBERT GRANT (TM 113, P 66.00), THE SOUTHWEST CORNER OF ROBERT GRANT (TM 113, P 66.00), AND THE NORTHWEST CORNER OF W.T. HOWS SR. ETUX, IN ALL A Distance Of 425.99' To A 18" WHITE OAK/ FENCE CORNER; Thence WITH HOWS, S 01°07'01" W For A Distance Of 126.71' To A STEEL FENCE POST; Thence S 01°16'14" W For A Distance Of 282.60' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTHEAST CORNER OF ROBERT DEMOSS; Thence LEAVING HOWS WITH DEMOSS, N 70°32'19" W For A Distance Of 270.99' To A 12" HACKBERRY; Thence N 89°23'46" W For A Distance Of 545.64' To A WOOD FENCE POST; SAID WOOD FENCE POST BEING THE NORTHWEST CORNER OF DEMOSS, AND THE EASTERN MOST NORTHEAST CORNER OF HIVE TRUST (TM 113, P 76.00);

Thence LEAVING DEMOSS WITH HIVE TRUST (TM 113, P 76.00), N 85°47'34" W For A Distance Of 65.07' To A IRON PIN FOUND (#1335); SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF HIVE TRUST (TM 113, P 72.00); Thence LEAVING HIVE TRUST (TM 113, P 76.00) WITH HIVE TRUST (TM 113, P 72.00), N 26°27'15" E For A Distance Of 497.01' To A IRON PIN FOUND; Thence N 24°16'09" W For A Distance Of 247.35' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF HIVE TRUST (TM 113, P 72.00); Thence S 87°06'37" W For A Distance Of 257.41' To A IRON PIN FOUND; Thence S 06°22'37" W For A Distance Of 191.21' To A 14" HICKORY; Thence WITH A FENCE CONTINUING WITH HIVE TRUST (TM 113, P 72.00), N 84°19'35" W For A Distance Of 584.46' To A 6" OAK; SAID TREE BEING THE NORTHWEST CORNER OF HIVE TRUST (TM 113, P 72.00); Thence LEAVING SAID FENCE CONTINUING WITH TRUST, S 03°12'07" E For A Distance Of 114.69' To A STEEL FENCE POST; Thence S 30°04'07" W For A Distance Of 149.72' To A 28" POPLAR; Thence S 00°26'43" W For A Distance Of 233.85' To A IRON ROD FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF HIVE TRUST (TM 113, P 72.00) AND THE NORTH BOUNDARY OF HIVE TRUST (TM 113, P 76.00); Thence LEAVING HIVE TRUST (TM 113, P 72.00) WITH HIVE TRUST (TM 113, P 76.00) AND A FENCE, .N 86°53'18" W For A Distance Of 513.76' To A IRON PIN FOUND (#1335); SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH HIVE TRUST (TM 113, P 76.00) AND SAID FENCE, N 05°26'51" E For A Distance Of 610.36' To A IRON ROD FOUND; Thence LEAVING SAID FENCE

CONTINUING WITH HIVE TRUST (TM 113, P 76.00), N 05°37'56" E For A Distance Of 947.52' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHEAST CORNER OF HIVE TRUST (TM 113, P 76.00) AND THE SOUTHEAST CORNER OF HIVE TRUST (TM 113, P 172.00); Thence LEAVING HIVE TRUST (TM 113, P 76.00) WITH HIVE TRUST (TM 113, P 172.00), N 06°42'38" E For A Distance Of 148.12' To The Point Of Beginning And Containing 56.48 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, AUGUST 10, 2023.

Being the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, as amended, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary, by Warranty Deed dated September 6, 2023, from Jerry L. Jones and Lillian Jones, a married couple (as to Parcel 1); Jerry Lee Jones, as surviving spouse to Diane Jones (as to Parcel 2); and Jerry Jones, Trustee in trust for Derrick Michael Jones, with full power to sell, transfer, mortgage or otherwise convey, without joinder of said beneficiary (as to Parcel 3), of record in Instrument No. 20230906-0069891, Register's Office for Davidson County, Tennessee, and by Quitclaim deed dated September 6, 2023 from Jerry L. Jones and Lillian Jones, a married couple, Jerry Lee Jones, as surviving spouse to Diane Jones, and Jerry Jones, Trustee, in trust for Derrick Michael Jones, with full power to sell, transfer, mortgage or otherwise convey, without joinder of said beneficiary, of record in Instrument No. 20230906-0069892, Register's Office for Davidson County, Tennessee.

2. 11300002800

BEING AND LYING IN THE 35TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND LYING SOUTH OF AND ADJACENT TO OLD CHARLOTTE PIKE BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY DATED APRIL 10TH, 2024, PREPARED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, AS FOLLOWS:

Beginning At AN IRON PIN FOUND ON THE SOUTH R.O.W. OF OLD CHARLOTTE PIKE; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTHWEST CORNER OF RONALD GREEN ETUX (PARCEL ID 11300003000); Thence LEAVING SAID SOUTH R.O.W. WITH GREEN (PARCEL ID 11300003000) S 32°44'00" W For A Distance Of 411.35' To AN IRON PIN FOUND; Thence N 81°53'21" W For A Distance Of 50.01' To AN IRON PIN FOUND; Thence S 09°07'24" W For A Distance Of 123.62' To AN IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHEAST CORNER OF RONALD GREEN ETUX (PARCEL ID 11300002900); Thence LEAVING GREEN (PARCEL ID 11300003000) WITH GREEN (PARCEL ID 11300002900) N 80°35'26" W For A Distance Of 60.13' To A MAG NAIL; Thence S 29°25'14" W For A Distance Of 30.79' To AN IRON PIN FOUND; Thence N 82°04'09" W For A Distance Of 70.43' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE NORTHWEST CORNER OF RONALD GREEN ETUX (PARCEL ID 11300002900); Thence CONTINUING WITH GREEN (PARCEL ID 11300002900) S 01°38'38" E For A Distance Of 201.51' To AN IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF RONALD GREEN (PARCEL ID 11300002900); Thence CONTINUING WITH GREEN (PARCEL ID 11300002900) N 83°17'27" E For A Distance Of 116.06' To AN IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF RONALD GREEN ETUX (PARCEL ID 11300002900) AND THE WEST BOUNDARY OF RONALD GREEN ETUX (PARCEL ID 11300003000); Thence LEAVING GREEN (PARCEL ID 11300002900) WITH GREEN (PARCEL ID 11300003000) S 16°00'05" E For A Distance Of 120.82' To A WOOD FENCE POST; Thence CONTINUING WITH GREEN (PARCEL ID 11300003000) AND A FENCE S 03°29'56" W PASSING

THE NORTHWEST CORNER OF RONALD GREEN ETUX (PARCEL ID 11300012400) For A Distance Of 655.88' To AN IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHWEST CORNER OF RONALD GREEN ETUX (PARCEL ID 11300012400) AND THE NORTH BOUNDARY OF HIVE TRUST; Thence LEAVING GREEN (PARCEL ID 11300012400) N 83°48'24" W For A Distance Of 756.00' To A CONCRETE MONUMENT; SAID MONUMENT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED AND THE EAST BOUNDARY OF ALLISON TARPLEY ETAL; Thence LEAVING HIVE TRUST AND SAID FENCE WITH TARPLEY N 05°49'40" E For A Distance Of 718.86' To A 30" BEECH; SAID TREE BEING THE WESTERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED AND THE SOUTHWEST CORNER OF JOHN HILL ETAL (PARCEL ID 11300002600); Thence LEAVING TARPLEY WITH HILL (PARCEL ID 11300002600) S 70°22'33" E For A Distance Of 86.79' To A 24" OAK; SAID TREE BEING THE SOUTHEAST CORNER OF JOHN HILL ETAL (PARCEL ID 11300002600); Thence CONTINUING WITH HILL (PARCEL ID 11300002600) N 22°52'36" E For A Distance Of 94.65' To AN IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHWEST CORNER OF ALISON SUMMERS ETAL; Thence LEAVING HILL (PARCEL ID 11300002600) WITH SUMMERS N 59°08'10" E For A Distance Of 706.28' To AN IRON PIN FOUND IN THE CENTER OF A DRIVE; Thence CONTINUING WITH SUMMERS AND CENTER OF SAID DRIVE N 32°23'21" E For A Distance Of 106.36' To AN IRON PIN FOUND IN THE CENTER OF A DRIVE; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF ALISON SUMMERS ETAL AND THE SOUTHEAST CORNER OF NANCY HILL; Thence LEAVING SUMMERS WITH NANCY HILL AND CENTER OF SAID DRIVE N 34°53'24" E For A Distance Of 99.90' To AN IRON PIN FOUND IN THE CENTER OF SAID DRIVE; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF NANCY HILL AND THE SOUTHEAST CORNER OF JOHN HILL ETAL (PARCEL ID 11300002700); Thence LEAVING NANCY HILL AND CENTER OF SAID DRIVE WITH JOHN HILL (PARCEL ID 11300002700) N 43°35'38" E For A Distance Of 84.80' To AN IRON PIN FOUND; Thence S 88°49'27" E For A Distance Of 80.40' To AN IRON PIN FOUND ON THE SOUTH R.O.W. OF OLD CHARLOTTE PIKE; SAID IRON PIN FOUND BEING THE NORTHERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTHEAST CORNER OF JOHN HILL ETAL (PARCEL ID 11300002700); Thence LEAVING HILL (PARCEL ID 11300002700) WITH SAID SOUTH R.O.W. S 45°45'55" E For A Distance Of 31.03' To The Point Of Beginning And Containing 16.43 Acres.

Being the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary, by quitclaim deed from Cynthia A. Capers, unmarried, of record in Instrument No. 20240508-0033887, and by warranty deed from Cynthia A. Capers, unmarried, of record in Instrument No. 20240508-0033886, Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO A DRIVEWAY EASEMENT as more fully described in Instrument No. 20190911-0091653, Register's Office for Davidson County, Tennessee.

3. 11300022500

BEING AND LYING IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND LYING SOUTH OF AND ADJACENT TO OLD CHARLOTTE PIKE BEING, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY DATED AUGUST 28, 2024, PREPARED BY KENNETH CARROLL, TRLS NO. 1335, UNDER JOB NAME MCGI621_5 (JC), AS

FOLLOWS:
Beginning At AN IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF THE PARENT TRACT AND THE TRACT BEING DESCRIBED, THE NORTH BOUNDARY OF HIVE TRUST (TM 113, P 76.00) AND THE SOUTHEAST CORNER OF LOU SANDLIN; Thence WITH SANDLIN N 03°11'54" E For A Distance Of 845.42' To AN IRON PIN SET; SAID IRON PIN SET BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED AND THE SOUTHWEST CORNER OF BINDHAM CANTRELL ETUX; Thence LEAVING SANDLIN WITH CANTRELL N 52°28'04" E For A Distance Of 96.78' To A POINT IN A BRANCH; SAID POINT BEING THE SOUTHEAST CORNER OF BINDHAM CANTRELL ETUX AND THE SOUTHWEST CORNER OF DAVID KNIVES ETUX; Thence LEAVING CANTRELL WITH KNIVES S 46°06'32" E For A Distance Of 226.00' To AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHEAST CORNER OF DAVID KNIVES ETUX; Thence LEAVING KNIVES WITH A NEW BELL DIVISION LINE S 00°39'11" E For A Distance Of 132.04' To AN IRON PIN SET; Thence S 89°12'05" E For A Distance Of 249.30' To AN IRON PIN SET; Thence N 00°00'00" E For A Distance Of 141.93' To AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF HIVE TRUST (TM 113, P 37.00); Thence LEAVING SAID NEW DIVISION LINE WITH HIVE TRUST (TM 113, P 37.00) S 85°33'04" E For A Distance Of 210.15' To AN IRON PIN SET; SAID IRON PIN SET BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHEAST CORNER OF HIVE TRUST (TM 113, P 37.00) AND THE WEST BOUNDARY OF STEPHEN COLLINS ETAL; Thence LEAVING HIVE TRUST (TM 113, P 37.00) WITH COLLINS S 09°40'22" W For A Distance Of 287.97' To AN IRON PIPE FOUND; SAID PIPE BEING THE SOUTHWEST CORNER OF STEPHEN COLLINS ETAL (TM 113, P 40.00) AND THE NORTHWEST CORNER OF STEPHEN COLLINS ETAL (TM 113, P 41.00); Thence LEAVING COLLINS (TM 113, P 40.00) WITH COLLINS (TM 113, P 41.00) S 00°44'47" W For A Distance Of 156.84' To AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTH BOUNDARY OF HIVE TRUST (TM 113, P 76.00); Thence LEAVING COLLINS (TM 113, P 41.00) WITH HIVE TRUST (TM 113, P 76.00) N 89°03'00" W For A Distance Of 419.61' To AN IRON PIN SET; Thence S 42°28'00" W For A Distance Of 410.42' To The Point Of Beginning And Containing 7.67 Acres.
BEING the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, by Warranty Deed from Jeniste E. Bell of record in Instrument # 20241219-0098660, Register's Office for Davidson County, Tennessee.

4. 11300003700

A tract of land in the 9th Civil District of Davidson County, Tennessee, on the Southerly side of Old Charlotte Road, same being a portion of a 60 acre tract conveyed to O. D. Crouch and wife, Lorena Crouch by deed in 1946 from John A. Wilsdorf and wife, K. A. Wilsdorf.
Beginning at an iron pin on the North East corner of Walter Crouch's place 60 feet East of Lewis's West corner; thence with Lewis's South 88 degrees East 573 feet, more or less, to a stake and the North West corner of Duffield's line, thence with Duffield's line South 2 degrees West 775 feet, more or less, to the East corner of Walter Crouch's place; thence with Walter Crouch's, North 88 degrees West 210 feet, more or less, to an iron pin; the North 23 degrees 30 West 855 feet, more or less, to the beginning, containing 7 acres, more or less.
Being the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust dated August 11, 2018, as amended and restated January 27, 2023, by deed from Said El Said, a married man, and Wesam Elshiekh, a married man, of record in Instrument No. 20231130-0092449, in the Register's Office

of Davidson County, Tennessee; corrected by Scrivener's Affidabit of record in Instrument No. 20231208-0094821, Register's Office for Davidson County, Tennessee.
Together with Use and Access Easement and Maintenance Agreement of record in Instrument No. 20220201-0011387, Register's Office for Davidson County, Tennessee.

5. 11300004700

Land in Davidson County, State of Tennessee, described as follows, to wit:
Beginning at an iron rod in the Easterly right of way of Duffield Road, said point being the Northeast corner of the herein described tract and the Southeast corner of the William Moore property as described in Instrument No. 20140811-0072039 Register's Office for Davidson County, Tennessee; Thence, with said right of way being a curve to the right, having a Delta Angle of 41 degrees 45 minutes 34 seconds, a Radius of 425.09 feet, an Arc Length of 309.83 feet, a Chord Bearing of South 00. degrees 07 minutes 55 seconds East and a Chord Length of 303.05 feet to an iron rod at the Northeast corner of the Stephen Collins property, parcel 038, as described in Instrument 20130220-0017087 Register's Office for Davidson County, Tennessee; Thence, leaving said road, with Collins' North line, North 82 degrees 50 minutes 14 seconds West, 380.57 feet to an iron rod; thence, North 08 degrees 04 minutes 34 seconds East, 337.29 feet to the point of beginning and containing 113,681 square feet or 2.610 acres.
Being the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, by deed from Kelsey Peoples and Joshua Peoples, wife and husband, of record in Instrument No. 20231213-0096319, Register's Office for Davidson County, Tennessee.
Together With the use of a road for ingress and egress as described in the Driveway Use and Maintenance Agreement of record in Book 5386, Page 627, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/10/25 (date of document).

Affiant Signature

4/16/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

