QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of April, 2025.

NOTARY PUBLIC

COMMISSION EXPIRES: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 26, 2028
COUNTY OF WILSON
(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1260695 DEEDQC
04/17/2025 08:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250417-0029282

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Gregory W. Irby 500 Old Hickory Blvd. Old Hickory, TN 37138	Same as New Owner	044 10 0 017.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **G & S HOLDINGS, LLC, a Tennessee limited liability company** (hereinafter "Grantor"), does hereby convey, remise, release and quitclaim unto **GREGORY W. IRBY** (hereinafter "Grantee"), all of Grantor's right, title and interest in and to the following described tracts (parcels) of land in Davidson County, Tennessee:

TRACT I:

Land in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows:

Starting with a concrete monument at the northeast corner of the Service Station Property (R.O.D.C. Book 1627, page 634, recorded on June 11, 1948), said monument being 330.2 and 17.5 feet northwest of the intersection of the center lines of Old Hickory Boulevard and Bryan Street and 17.5 feet west of the center line of Old Hickory Boulevard; thence South 54 degrees 27 minutes West 7.5 feet to a point; thence North 35 degrees 33 minutes West 20.0 feet to an iron pin, said pin and point of beginning of the land herein conveyed being in the northeast corner of the 20-foot strip of land described in deed recorded on November 24, 1948, in Book 1646, Page 523, RODC, and running then the following courses and distances: (1) South 54 degrees 27 minutes West along the above-mentioned 20-foot strip 189.6 feet to an iron pin;, thence (2) North 31 degrees 08 minutes West 50.2 feet to an iron pin; thence (3) North 54 degrees 27 minutes East 185.6 feet to an iron pin in the westerly margin of Old Hickory Boulevard; thence (4) South 35 degrees 33 minutes East along the western margin of Old Hickory Boulevard 50.0 feet to an iron pin, and the point of beginning, containing 0.22 acres, more or less.

TRACT II:

Land in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows:

Starting with an iron pin located at the intersection of the center lines of the Old Hickory Boulevard and Bryan Street, R.O.D.C., as shown on Plat of Section "D" of Old Hickory Village, recorded 7/16/48 in Book 1424, Page 65, R.O.D.C., Tennessee; thence North 35 degrees 33 minutes West 330.2 feet, more or less, along the center line of the Old Hickory Boulevard to a point; thence South 54 degrees 27 minutes West 25 feet to a point in the northwesterly line of the Service Station Property and the point of beginning and running thence the following courses and distances: (1) South 54 degrees 27 minutes West 191.1 feet to an iron pin; thence (2) North 31 degrees 08 minutes West 20.1 feet to an iron pin; thence (3) North 54 degrees 27 minutes East 189.6 feet to an iron pin in the southwesterly margin of the Old Hickory Boulevard to the point of beginning, containing 0.09 acres, more or less.

TRACT III:

Land in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at the intersection of the center line of Old Hickory Boulevard and Bryan Street, thence North 35 degrees 33 minutes West along the center line of Old Hickory Boulevard 190.2 feet to a point; thence South 54 degrees 27 minutes West 17.5 feet to a concrete monument in the westerly margin of Old Hickory Boulevard, the true place of beginning of the tract herein conveyed; thence from said true place of beginning the following courses and distances: (1) South 54 degrees 27 minutes West 209.5 feet to an iron pin; thence (2) North 31 degrees 08 minutes West along the easterly margin of Rolling Green Subdivision 140.3 feet to an iron pin; thence (3) North 54 degrees 33 minutes East 198.6 feet to a concrete monument, said monument being 17.5 feet west of the center line of Old Hickory Boulevard; thence (4) south 35 degrees 3 minutes East along the westerly margin of the Old Hickory Boulevard 140.0 feet to a concrete monument and the point of beginning, containing 0.65 acres, more or less.

The foregoing Tracts I, II and III are improved property known as 500 Old Hickory Boulevard, Old Hickory, TN 37138.

The foregoing Tracts I, II and III being all of that same property conveyed to G & S Holdings, LLC by Warranty Deed of record in Instrument No. 20171228-0131730 in the Register's Office for Davidson County, Tennessee, as corrected with respect to the derivation clause in said deed by Scrivener's Affidavit of record in Instrument No. 20180518-0047871 in said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

G & S HOLDINGS, LLC, a Tennessee limited liability company, Grantor

By: _____
Gregory W. Irby, Member

Date: 4-16-25

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gregory W. Irby, with who I am personally acquainted or proved upon satisfactory evidence, who upon oath acknowledged that he and Sandra J. Irby are the only Members of G & S HOLDINGS, LLC, a Tennessee limited liability company, the within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by himself as a Member thereof, and further upon oath acknowledged that he did so freely and voluntarily and for the purpose therein contained, being duly authorized so to do.

WITNESS MY HAND and seal this 16 day of April, 2025.

Commission Expires: 11/26/2028

_____
NOTARY PUBLIC

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

(Signature Page for Sandra J. Irby, Member of Grantor, to Follow)

SIGNATURE PAGE FOR SANDRA J. IRBY, MEMBER OF GRANTOR

G & S HOLDINGS, LLC, a Tennessee limited liability company, Grantor

By: Sandra J. Irby
Sandra J. Irby, Member

Date: 04/14/2025

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sandra J. Irby, with who I am personally acquainted or proved upon satisfactory evidence, who upon oath acknowledged that she and Gregory W. Irby are the only Members of G & S HOLDINGS, LLC, a Tennessee limited liability company, the within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by herself as a Member thereof, and further upon oath acknowledged that she did so freely and voluntarily and for the purpose therein contained, being duly authorized so to do.

WITNESS MY HAND and seal this 14 day of April, 2025.

Commission Expires: 11/26/2028

NOTARY PUBLIC

S. NIXON PRESSLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 26, 2028
COUNTY OF WILSON

Certificate of Authenticity

I, Ernest D. Bennett, 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 the **16** day of **April**, 20**25**.

Ernest D. Bennett, III, Affiant — **04/16/2025** Date

State of Tennessee)
County of Wilson)

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

Commission Expires: December 5, 2026

Notary Public

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON