Karen Johnson Davidson County
Batch# 1269953 DEEDQC
05/07/2025 02:28:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20250507-0035849

This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chandler Farmer

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
CRP/INLIGHT REYNOLDS ROAD NASHVILLE PROPCO, L.L.C. 820 A1A N., Suite E21 Ponte Vedra Beach, Florida 32082	Same as New Owner	121-00-0-139.00 135-00-0-346.00

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WENDY MICHELLE GADSEY AND EDDIE GADSEY, TRUSTEES OF THE DEG IRREVOCABLE TRUST**, and **JASON B. CASEY, TRUSTEE OF THE SISTERS3 IRREVOCABLE TRUST**, both Tennessee Trusts dated October 29, 2024, as tenants in common (hereinafter collectively referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **CRP/INLIGHT REYNOLDS ROAD NASHVILLE PROPCO, L.L.C.**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the unimproved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 24th day of April, 2025, effective May 7th, 2025.

GRANTOR:

DEG IRREVOCABLE TRUST

Wendy Michelle Gadsey
WENDY MICHELLE GADSEY, Co-Trustee

Eddie Gadsey
EDDIE GADSEY, Co-Trustee

ASHLEY NORTON GOULD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wendy Michelle Gadsey and Eddie Gadsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Trustees of DEG IRREVOCABLE TRUST, a Tennessee trust dated October 29, 2024, the within-named Grantor, and that as such Co-Trustees, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of DEG IRREVOCABLE TRUST, as such Co-Trustees.

WITNESS my hand, at office, this 24 day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 5-3-2027

[Signatures continue on following page]

SISTERS3 IRREVOCABLE TRUST

JASON B. CASEY, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason B. Casey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of SISTERS3 IRREVOCABLE TRUST, a Tennessee trust dated October 29, 2024, the within-named Grantor, and that as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of SISTERS3 IRREVOCABLE TRUST, as such Trustee.

WITNESS my hand, at office, this 24th day of April, 2025.

NOTARY PUBLIC

My Commission Expires:
5-3-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 24th day of April, 20__.

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Notary Public

My Commission Expires: 5-3-2027

EXHIBIT "A"

Legal Description of the Property

SITUATED within the 13th Council District of Davidson County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron rod on the east right of way line of Reynolds Road and being a common corner of property now or formerly belonging to Mike Murrian (DB-20001128 0116528);

Thence with the line of Murrian, South 83 Degrees 16 Minutes 45 Seconds East, a distance of 419.55 feet to an iron rod marking a common corner of property now or formerly belonging to DG Nashville Airport East Property Owner, LP (QC-20210226 0024915);

Thence leaving the line of Murrian and with the line of DG Nashville Airport East Property Owner, LP the following five (5) calls:

1. South 34 Degrees 06 Minutes 20 Seconds East, a distance of 358.48 feet to an iron rod;

2. South 11 Degrees 43 Minutes 37 Seconds East, a distance of 670.73 feet to a 5/8" iron rod (Willson & Assoc);

3. South 17 Degrees 35 Minutes 31 Seconds West, a distance of 594.72 feet to an iron rod;

4. South 08 Degrees 57 Minutes 18 Seconds East, a distance of 265.96 feet to an iron rod;

5. South 58 Degrees 11 Minutes 16 Seconds East, a distance of 156.65 feet to a 1/2" iron rod marking a common corner of property now or formerly belonging to Mitchell Whitson (DB-20160617 0061840);

Thence leaving the line of DG Nashville Airport East Property Owner, LP and with the line of Whitson South 00 Degrees 07 Minutes 40 Seconds East, a distance of 290.72 feet to a 1/2" iron rod (DBS Eng) marking a common corner of a second property now or formerly belonging to Mitchell Whitson (DB-20160617 0061840);

Thence continuing with the line of Whitson the following two (2) calls:

1. North 78 Degrees 39 Minutes 02 Seconds West, a distance of 212.47 feet to a 1/2" iron rod;

2. South 35 Degrees 36 Minutes 58 Seconds East, a distance of 574.69 feet to a 1/2" iron rod marking a third property now or formerly belonging to Mitchell Whitson (DB-20160617 0061840);

Thence continuing with the line of Whitson, South 17 Degrees 47 Minutes 45 Seconds East, a distance of 209.01 feet to a 1/2" iron rod (DBS Eng) marking a common corner of a fourth property now or formerly belonging to Mitchell Whitson (DB-20160617 0096265);

Thence with the line of Whitson, continuing with the line of a fifth property now or formerly belonging to

Mitchell Whitson (QC-00011115 0000415); and continuing with property now or formerly belonging to Stevenson Trust No 8 (QC-20041206 0145346), North 83 Degrees 05 Minutes 52 Seconds West, a distance of 1014.33 feet to an iron rod marking a common corner of a second property now or formerly belonging to Stevenson Trust No 8 (QC-20041206 0145347);

Thence continuing with the line of Stevenson Trust No 8 and continuing with the line of property now or formerly belonging to Jerry N. Williams (DB-20050920 0112679), North 08 Degrees 21 Minutes 06 Seconds East, a distance of 1088.41 feet to a 5/8" iron rod;

Thence continuing with the line of Williams, North 83 Degrees 03 Minutes 39 Seconds West, a distance of 166.36 feet to 5/8" iron rod marking a common corner of property now or formerly belonging to Millicent A. Boen (QC-20190325 0026777);

Thence leaving the line of Williams and with the line of Boen, North 82 Degrees 44 Minutes 28 Seconds West, a distance of 249.07 feet to a 1" iron pipe marking a common corner of property now or formerly belonging to Steven Velen (DB-00008322 0000001);

Thence leaving the line of Boen and with the line of Velen, North 10 Degrees 59 Minutes 36 Seconds East, a distance of 209.53 feet to a 1" iron pipe marking a common corner of property now or formerly belonging to Barbara A. Frazier (DB-20151110 0114444);

Thence leaving the line of Velen and with the line of Frazier, North 21 Degrees 21 Minutes 47 Seconds East, a distance of 407.78 feet to a 1/2" iron rod marking a common corner of property now or formerly belonging to Lisa Ogle (DB-20060425 0046901);

Thence leaving the line of Frazier and with the line of Ogle the following three (3) calls:

1. North 76 Degrees 26 Minutes 21 Seconds East, a distance of 217.28 feet to a 1/2" iron rod;

2. North 01 Degrees 09 Minutes 52 Seconds West, a distance of 146.31 feet to a 1/2" iron rod;

3. North 18 Degrees 31 Minutes 29 Seconds West, a distance of 142.95 feet to an iron rod on the east right of way line of Reynolds Road;

Thence leaving the line of Ogle and with the east right of way line of Reynold Road the following seven (7) calls:

1. North 60 Degrees 46 Minutes 30 Seconds East, a distance of 33.88 feet to a point;

2. Along a curve to the left, having a radius of 157.02 feet, a chord bearing of North 34 Degrees 38 Minutes 00 Seconds East and a chord distance of 138.36 feet to a point;

3. Along a curve to the left, having a radius of 363.22 feet, a chord bearing of North 03 Degrees 29 Minutes 58 Seconds East, and a chord distance of 63.21 feet to an iron rod;

4. Along a curve to the right, having a radius of 2642.79 feet, a chord bearing of North 00 Degrees 05 Minutes 08 Seconds West, and a chord distance of 129.79 feet to a point;

5. Along a curve to the left, having a radius of 370.74 feet, a chord bearing of North 13 Degrees 35 Minutes 27 Seconds West, and a chord distance of 190.81 feet to a point;

6. Along a curve to the left, having a radius of 334.82 feet, a chord bearing of North 37 Degrees 15 Minutes 46 Seconds West, and a chord distance of 101.98 feet to a point;

7. Along a curve to the right, having a radius of 117.42 feet, a chord bearing of North 26 Degrees 11 Minutes 12 Seconds West, and a chord distance of 79.69 feet to the **POINT OF BEGINNING** and containing 1,898,762 sf or 43.590 acres more or less.

Being the same property conveyed to WENDY MICHELLE GADSEY AND EDDIE GADSEY, TRUSTEES OF THE DEG IRREVOCABLE TRUST, and JASON B. CASEY, TRUSTEE OF THE SISTERS3 IRREVOCABLE TRUST, both Tennessee Trusts dated October 29, 2024, as tenants in common, by quitclaim deed from Jason B. Casey and Wendy Michelle Gadsey, Trustees of the Richard Joe Casey Irrevocable Trust, a Tennessee Trust dated November 4, 2021 dated February 4, 2025 and recorded March 6, 2025 as Instrument No. 20250306-0016765, in the Register's Office for Davidson County, Tennessee.

Address of Property: 1686 and 1792 Reynolds Road, Nashville, Tennessee 37027

Tax Parcel Id: 121-00-0-139.00; 135-00-0-346.00

Certificate of Authenticity

I, Melissa Gocke, 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 05-07-2025.

Date

Affiant Signature

05-07-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07 day of May, 2025.

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)