Karen Johnson Davidson County
Batch# 1278540 DEEDQC
05/29/2025 07:20:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250529-0041933

FROM: JDJP DEVELOPMENT, LLC, a Mississippi limited liability company, and HP TOWER INVESTORS, LLC, a Mississippi limited liability company

TO: 749 MASSMAN INVESTORS, G.P., a Tennessee general partnership

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Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
749 Massman Investors, G.P. 200 North Congress Street, Suite 600 Jackson, MS 39201 Attention: Justin J. Peterson	749 Massman Investors, G.P. P.O. Box 13925 Jackson, MS 39236	106-04-0-020-00

THIS INSTRUMENT PREPARED BY: Philip F. Head, Esq., Holland & Knight, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of MAY, 2025.

LORNA DOONE ARCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Comm. Expires: 1/22/2029

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **JDJP DEVELOPMENT, LLC**, a Mississippi limited liability company, and **HP TOWER INVESTORS, LLC**, a Mississippi limited liability company, collectively hereinafter called "Grantors," by these presents, do hereby quitclaim and convey all their right, title and interest to **749 MASSMAN INVESTORS, G.P.**, a Tennessee general partnership, hereinafter called "Grantee", its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is improved property known as 749 Massman Drive, Nashville, Tennessee 37210.

[*signature page follows*]

IN WITNESS WHEREOF, Grantors have caused this Quitclaim Deed to be executed effective as of May 23rd, 2025.

GRANTORS:

JDJP DEVELOPMENT, LLC, a Mississippi limited liability company

By: _____
Name: John K Ditto III
Title: President / Manager

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John Ditto, 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 Manager of **JDJP DEVELOPMENT, LLC**, the within bargainor, a Mississippi limited liability company, and that he as such Manager, and 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 Manager.

Witness my hand and seal, at office in Nashville, TN, this the 23rd day of May, 2025.

_____
NOTARY PUBLIC

[S E A L]

My Commission Expires: 1/22/2029

LORNA DOONE ARCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

HP TOWER INVESTORS, LLC, a Mississippi limited liability company

By: _____
Name: John K Ditto III
Title: Manager

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John Ditto, 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 Manager of **HP TOWER INVESTORS, LLC**, the within bargainor, a Mississippi limited liability company, and that he as such Manager, and 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 Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of May, 2025.

_____
NOTARY PUBLIC

[S E A L]

My Commission Expires: 1/22/2029

LORNA DOONE ARCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

4864-9659-5263

EXHIBIT A

The Property

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 29 of the Metropolitan Industrial Park, Section Twenty-Two, as of record in Plat Book 4300, Page 46, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the westerly right-of-way line of Massman Drive, 60 feet in width, at a corner common with Lot 30 of Metropolitan Industrial Park, Section Twenty-Three, as of record in Plat Book 4300, Page 47, at the Register's Office for Davidson County, Tennessee, also being the same property conveyed to 741 Nashville Limited Partnership, as of record in Instrument Number: 20131010-0106598, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Massman Drive, with a curve to the left, along an arc length of 343.23 feet, the central angle of which is 70 deg 14 min 02 sec, the radius of which is 280.00 feet, the chord of which is South 16 deg 08 min 30 sec East, 322.14 feet to an existing iron rod;

Thence South 51 deg 19 min 38 sec East, 105.47 feet to an existing iron rod, at a corner common with Lot 64 of the Metropolitan Industrial Park, Section Fifty-five, as of record in Plat Book 6050, Page 113, at the Register's Office for Davidson County, Tennessee, also being the same property of Buchanan Station Partners, G.P., as of record in Instrument Number: 20110815-0062714, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Massman Drive, with the westerly property line of said Lot 64, South 38 deg 38 min 45 sec West, 150.00 feet to an existing iron rod, witness point, for a total distance of 248.56 feet, to the center of Mill Creek, at a corner common with the property of Imseven, LLC, as of record in Instrument Number: 20071107-0131448, at the Register's Office for Davidson County, Tennessee;

Thence with the center line of Mill creek and with the northerly property line of Imseven, LLC, North 65 deg 22 min 24 sec West, 308.70 feet to a point, at a corner in the property of Lot 2 of the Second Revision of Lot 1, Wright Industries, as of record in Instrument Number: 20041215-0149129, at the Register's Office for Davidson County, Tennessee, also being the property of Elm Hill Partners, L.P., as of record in Instrument Number: 20051116-0138720, at the Register's Office for Davidson County, Tennessee;

Thence North 48 deg 57 min 24 sec West, 392.67 feet to a point;

Thence North 41 deg 07 min 24 sec West, 216.00 feet to a point;

Thence North 07 deg 56 min 36 sec East, 130.00 feet to a point, at a corner in the property of Lot 3 of the Second Revision of Lot 1, Wright Industries, also being the property of Summit Holladay Partners, LLC I, as of record in Instrument Number: 20080603-0056763, at the Register's Office for Davidson County, Tennessee;

Thence continuing with the center of Mill Creek, and with the easterly property line of said Lot 3, North 25 deg 34 min 45 sec East, 261.23 feet to a point, at a corner common with said Lot 30;

Thence leaving the center of Mill Creek, with the southerly property line of said Lot 30, South 51 deg 25 min 39 sec East, 80.89 feet to an existing concrete monument, witness point, for a total distance of 416.37 feet to an existing iron rod;

Thence South 71 deg 02 min 19 sec East, 260.00 feet to the POINT OF BEGINNING. Containing 375,149 square feet or 8.612 acres more or less.

Included in the foregoing legal description, but excluded from this conveyance is the tract of land more commonly known as the Historic Buchanan Station Cemetery, described as follows, to wit:

BEING a tract of land lying in the 15th District of Davidson County, Nashville, Tennessee, and being Lot 1 of Buchanan Cemetery, not recorded. Tract being bounded on the East by Lot 64 of Metropolitan Industrial Park, Section 55, as recorded in Plat Book 6050, Page 113, Register's Office of Davidson County (hereinafter "RODC"), being Buchanan Station Partners, GP, as recorded in Instrument No. 201108150062714, RODC; bounded on the South by Imseven, LLC, as recorded in Instrument No. 200711070131448, RODC, and by Lot 2 of Second Revision of Lot 1, Wright Industries, as recorded in Instrument No. 200412150149129, RODC, being Elm Hill Partners, LP, as recorded in Instrument No. 200511160138720, RODC; bounded on the West by a portion of Lot 29 of Metropolitan Industrial Park, Section 22, as recorded in Plat Book 4300, Page 46, being Pinnacle Business Products, LLC (its name having since changed to PBP Management, LLC), as recorded in Instrument No. 200906300061065, RODC; and bounded on the North by Right-of-Way (hereinafter "ROW") of Massman Drive. Tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with "#4162 JMO" cap lying on said ROW of Massman Drive, being the common corner of said Lot 1 and Lot 64; thence, along the common line of said Lot 64 South 38° 41' 57" West 249.00 feet to a set point lying in the approximate centerline of Mill Creek; thence, along said approximate centerline of Mill Creek and the common line of said Imseven, LLC, and Lot 2 with the following: North 65° 19' 03" West 310.00 feet to a set point; thence, North 48° 54' 03" West 51.91 feet to a set point; thence, leaving said centerline and along the common line of said portion of Lot 29 with the following: North 41° 05' 57" East 79.88 feet to a set point; thence, with a curve to the left having a length of 266.68 feet, a central angle of 75° 48' 55", a radius of 201.54 feet, a tangent of 156.94 feet, and having a chord bearing and distance of North 88° 02' 13" East 247.65 feet to a set point; thence, North 72° 51'54" East 22.52 feet to a set point; thence, North 37° 03' 07" East 65.83 feet to a set point; thence, along said ROW of Massman Drive with a following: on a curve to the left having a length of 45.87 feet, a central angle of 09° 23' 13", a radius of 280.00 feet, a tangent of 22.99 feet, and having a chord bearing and distance of South 46° 40' 04" East 45.82 feet to a found ¾" iron rod; thence, South 51° 18' 03" East 105.00 feet to the point of BEGINNING. Tract contains 63,691 square feet or 1.46 acres. Bearings based on Tennessee State Plane Coordinating System.

Tract described above is shown and depicted upon an unrecorded Final Plat of Buchanan Cemetery (which is not anticipated to ever be recorded) prepared by Robert Searson, Tennessee Registered Land Surveyor No. 1666, Littlejohn Engineering Associates, dated July 15, 2013.

The above described Historic Buchanan Station Cemetery having been conveyed by donation to Metropolitan Government of Nashville and Davidson County, Tennessee, as contemplated and approved in Metro Council Bill No. BL2013-528, by Quitclaim Deed dated August 10, 2015, of record in Instrument No. 20150813-0081001, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JDJP Development, LLC, a Mississippi limited liability company, and HP Tower Investors, LLC, a Mississippi limited liability company, by deed from PBP Management, LLC, a Tennessee limited liability company, of record in Instrument Number 20150901-0088428, in the Official Records of Davidson County, Tennessee.

4864-9659-5263

Exhibit A

Tennessee Certification of Electronic Document

I, Ashley Robles, 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 May 23, 2025 (date of document).

Ashley Robles
Affiant Signature

May 23, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of May, 2025.

Linda J. Boggess
Notary's Signature

MY COMMISSION EXPIRES: 3-3-2026

NOTARY'S SEAL

