Karen Johnson Davidson County
Batch# 1279429 DEEDQC
05/30/2025 07:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250530-0042323

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

| | |
|---|---|
| ADDRESS NEW OWNER: | 326 ETL Property Trust<br>100 Truman Drive<br>Franklin, Tennessee 37064 |
| SEND TAX BILLS TO: | SAME |
| MAP-PARCEL NOS. | 164-00-0 232.00 |
| Prepared by: | Douglas L. Waterman, Attorney at Law, PLLC<br>Dba Waterman Law Firm<br>4701 Trousdale Drive, Suite 211<br>Nashville Tennessee 37220 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 28th day of August, 2022 by and between EGY Investment, LLC, conveys said real property to The 326 ETL Property Trust, dated August 28th, 2022, Konshetta K. Sergeyous and/or Mary Mohareb, Trustee(s), "Grantee," including all their rights, title and interest in said property and the following described real estate, to-wit:

Land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land lying and being situated in the 2nd Civil District of Davidson County, Tennessee, being described according to survey made by John D. McCormick, Surveyor, dated August 2, 1976, described as follows, to wit:
Beginning at a concrete monument in the easterly margin of Hobson Pike and being the southwesterly corner of the property conveyed to Hollis Pope as of record in Book 3180, Page 487, Register's Office Davidson County, Tennessee, and being the northwest corner of the herein described property; thence south 83 deg 41' east 433.25 feet to an iron pin; thence south 5 deg 18' west 502.00 feet to an iron pin; thence north 83 deg 41' west 438.55 feet to an iron pin in the easterly margin of said Hobson Pike; thence with said easterly margin north 5 deg 44' east 502.00 feet to the point of the beginning and containing 5.00 acres, more or less.

Included in the above description but excluded therefrom are the 3.00 acres more or less conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument #20070730-0090030, said register's office.

Being the same property conveyed to James H Smith and wife, Ann H Smith by deed being recorded 9/2/1976 of record in Book 5064, Page 803, Register's Office for Davidson County, Tennessee. The said James H Smith having since died.

Being the same property conveyed to EGY Investment, LLC, by Warranty Deed from Ann H Smith, of record in Instrument Number 20170803-0079284, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including

all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Being also known as 0 Hobson Pike, Antioch, Tennessee 37013.

WITNESS my hand and seal on this 28th day of August, 2022

Erian T. Goda, President of EGY Investment, LLC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Erian T. Goda, President of EGY Investment, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor(s) and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 28 th day of August 2022.

Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer is $1.00

Affiant:

Signed before me, witness my hand and official seal.
This 28th day of August, 2022.

Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Douglas L. Waterman, 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 August 28 2024.

Affiant Signature

5/29/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of May, 2025.

Notary's Signature

My Commission Expires: 5-6-2029
Date

Notary's Seal (if on paper)

