Karen Johnson
Batch # 1290395
06/26/2025 09 38 13 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20250626-0050291

THIS INSTRUMENT PREPARED BY:

Bradley H. Hodge, Esq
HAGOOD MOODY HODGE PLC
2100 Riverview Tower
900 South Gay Street
Knoxville, Tennessee 37902

OWNER/RESPONSIBLE TAXPAYER:

Shular Tennessee Holding Company, LLC
212 Dollywood Lane
Pigeon Forge, Tennessee 37863

TAX MAP AND PARCEL IDENTIFICATION NO.: P/O 04900032200, 04900032300, 04900039100, 04900039200, 04900039300, 04900039400, 04900039500, 04900039600, 04900039700, 04900039900, & 04900040000

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00.

Responsible Taxpayer/Owner:

SHULAR TENNESSEE HOLDING COMPANY, LLC, a Tennessee limited liability company

By: _____
Michael L. Shular, Sole Member

Subscribed and sworn to before me this 25 day of June, 2025

_____
Notary Public
My Commission Expires: 3-24-2029

ANGELA STRANGE
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

QUITCLAIM DEED OF CONSOLIDATION

THIS INDENTURE is made this 25 day of June, 2025, between SHULAR TENNESSEE HOLDING COMPANY, LLC, a Tennessee limited liability company (the "**Grantor**") and SHULAR TENNESSEE HOLDING COMPANY, LLC, a Tennessee limited liability company (the "**Grantee**").

WHEREAS, Grantor is the fee simple owner of multiple contiguous parcels of real property located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference; and

WHEREAS, Grantor desires to consolidate said parcels into a single unified tract for purposes of land use planning, record clarity, taxation, development, and other lawful purposes, without effecting a change in ownership; and

WHEREAS, this instrument is intended solely to consolidate title to said parcels into one tract of record in the name of the Grantor and Grantee, being the same legal entity

WITNESSETH, that for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor has granted, bargained, sold, conveyed, remised, released, and QUITCLAIMED, and does hereby grant, bargain, sell, convey, remise, release, and QUITCLAIM unto the Grantee all of Grantor's entire interest in and to the consolidated real property more particularly described in **Exhibit A**, being a single tract formed by the consolidation of multiple adjoining parcels previously held by Grantor, together with all the hereditaments and appurtenances thereto appertaining; hereby releasing all claims to homestead and dower therein; and Grantor hereby conveying, granting, remising, releasing, and quitclaiming the above-described property, and all of Grantor's interest therein, to Grantee and Grantee's legal representatives, successors, and assigns, absolutely and forever.

This instrument is executed and recorded for the express purpose of consolidating the real property identified herein into one tract for record title purposes. This deed does not effect a change in ownership but serves to unify title under a single legal description. Upon recording, all parcels so described shall be treated as one tract of land for all legal and administrative purposes, including but not limited to assessment, taxation, development, and zoning.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictions, setback lines, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

Words of any gender shall be deemed to include any other gender, and a reference to the singular shall include the plural, and vice versa, unless the context indicates that such reading would be inappropriate

THE PREPARER OF THIS QUITCLAIM DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS QUITCLAIM DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED. FURTHER, THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF

THE PREPARER OF THIS QUITCLAIM DEED DOES NOT CERTIFY MATTERS OF TITLE, DESCRIPTION, SURVEY, OR COMPLIANCE WITH PLANNING, ZONING, OR OTHER REGULATIONS.

IT IS THE RESPONSIBILITY OF THE PARTIES TO THIS CONVEYANCE TO HAVE THIS TRANSFER APPROVED, IF NECESSARY, BY THE APPROPRIATE PLANNING AND/OR ZONING AUTHORITY.

IT IS THE RESPONSIBILITY OF THE GRANTEE TO HAVE THIS DEED RECORDED. YOU MUST RECORD THIS DEED IMMEDIATELY TO PROTECT YOUR INTEREST. THIS CONVEYANCE IS NOT CLOSED BY PREPARER

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written

SHULAR TENNESSEE HOLDING COMPANY, LLC, a Tennessee limited liability company

By: _____
Michael L. Shular, Sole Member

STATE OF TENNESSEE
COUNTY OF Sevier

Before me, a notary public of the state and county aforementioned, personally appeared Michael L. Shular, the Sole Member of SHULAR TENNESSEE HOLDING COMPANY, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, as the Sole Member of the within named bargainor, SHULAR TENNESSEE HOLDING COMPANY, LLC, executed the foregoing instrument for the purpose therein contained, by signing the name of SHULAR TENNESSEE HOLDING COMPANY, LLC on behalf of the company as the Sole Member thereof.

Witness my hand, at office, this 25 day of June, 2025.

_____
Notary Public
My Commission Expires: 3-24-2029

ANGELA STRANGE
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Located in the 1st Councilmanic District of Davidson County, Tennessee, being the Shular Tennessee Holding Company, LLC properties, as referenced in Instrument Numbers 20220811-0091543 & 20250623-0048896 of the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

Beginning at an iron rebar (found) in the northeasterly right-of-way line of Clarksville Highway, said rebar also being the southerly corner of the FM2M, LLC property, Instrument No. 20220816-0092869 (RODCT), having a Tennessee State Plane coordinate value of North: 698,069.32 US feet, East: 1,721,783.53 US feet (NAD83, 2011);

Thence, with FM2M, the following two (2) calls:

1) North 38° 35' 32" East 1091.82 feet, to an iron rebar (found);
2) North 51° 24' 28" West 400.00 feet, to an iron rebar (found), said rebar being the southeasterly line of the William H. Thompson Jr., Etux property, Deed Book 6635, Page 6 (RODCT);

Thence, with Thompson, North 38° 35' 32" East 128.40 feet, to an iron rebar (found), said rebar being the southwesterly line of the Sean T. Page property, Instrument No. 20220811-0091543 (RODCT);

Thence, with Page, the following four (4) calls:

1) South 82° 13' 32" East 366.41 feet, to an iron rebar (found);
2) South 82° 13' 32" East 23.23 feet, to an iron rebar (found);
3) South 89° 40' 06" East 571.19 feet, to an iron rebar (found);
4) North 18° 06' 55" West 210.68 feet, to an iron rebar (found), said rebar being the southwesterly corner of Lot 16, of the Ole Orchard Subdivision, Section 2, Instrument No. 20010504-0046318 (RODCT);

Thence, with Ole Orchard, North 88° 49' 13" East 418.87 feet, to an iron rebar (found), said rebar being the Neal Fox property, Instrument No. 20040615-0070697 (RODCT);

Thence, with Fox, the Ray A McClain property, Instrument No. 20230918-0072949 (RODCT), the WH Thompson Subdivision, Plat Book 4350, Page 160 (RODCT), and the James S Holodnak property, Instrument No. 20141219-0116198 (RODCT), South 04° 53' 05" East 435.70 feet to an iron rebar (found);

Thence, with Holodnak, North 88° 08' 47" East 222.93 feet, to an iron rebar (found), said rebar being the westerly right-of-way line of Buena Vista Pike;

Thence, with Buena Vista Pike, the following two (2) calls:

1) South 04° 17' 41" East 223.25 feet, to an iron rebar (found);
2) With a curve to the left, having a radius of 5754.58 feet, an arc length of 376.75 feet, and a chord bearing South 06° 10' 14" East 376.68 feet, to an iron rebar (found), said rebar being the northeasterly corner of the Eric Scalzo, Etux property, Instrument No. 20220811-0091400 (RODCT);

Thence, with Scalzo, the following two (2) calls:

1) South 81° 57' 15" West 888.14 feet, to an iron rebar (set);
2) South 45° 18' 09" West 309 48 feet, to an iron rebar (set), said rebar being the northeasterly corner of the Austin Burton property, Instrument No. 20220926-0106009 (RODCT);

Thence, with Burton, the following two (2) calls:

1) North 83° 15' 37" West 435.16 feet, to an iron rebar (set);
2) South 38° 35' 32" West 371.86 feet, to an iron rebar (found), said rebar being the northeasterly right-of-way line of Clarksville Highway;

Thence, with Clarksville Pike, North 51° 24' 28" West 400.00 feet, to the Point of Beginning, containing in all 40.22 acres, more or less.

BEING part of the property conveyed to Shular Tennessee Holding Company, LLC, a Tennessee limited liability company, by Warranty Deed from David O. Huff, Stephen E. Huff, and Linda Gail Thompson Jarrett, dated August 9, 2022, of record as Instrument No. 20220811-0091543, in the Register's Office for Davidson County, Tennessee;

BEING ALSO a portion of the property conveyed to Shular Tennessee Holding Company, LLC by Warranty Deed from Austin Burton, dated September 21, 2022, and recorded September 26, 2022, as Instrument No. 20220926-0105008, in the Register's Office for Davidson County, Tennessee;

BEING ALSO a portion of the property conveyed to Shular Tennessee Holding Company, LLC by Quitclaim Deed from Buena Vista Whites Creek LLC, dated June 20, 2025, and recorded June 23, 2025, as Instrument No. 20250623-0048896, in the Register's Office for Davidson County, Tennessee.

(For informational purposes only, also identified as Parcels 04900032200, 04900032300, 04900039100, 04900039200, 04900039300, 04900039400, 04900039500, 04900039600, 04900039700, 04900039900, and 04900040000, Davidson County, Tennessee).