Karen Johnson
Batch # 1291733
06/30/2025 11 30 45 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20250630-0051334

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:

Buena Vista Whites Creek LLC
9475 Highway 49
Gulfport, Mississippi 39503

TAX MAP AND PARCEL IDENTIFICATION NO. 048000 32300

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:

BUENA VISTA WHITES CREEK LLC, a Tennessee limited liability company

By. _____
Michael L. Shular, Member

Subscribed and sworn to before me this 27 day of June, 2025.

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

ANGELA STRANGE
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

QUITCLAIM DEED

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

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 right, title, and interest in and to that certain portion of real property, more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, being a portion of the consolidated tract conveyed by Quitclaim Deed of Consolidation recorded as Instrument No 20250626-0050291, Register's Office for Davidson County, Tennessee, together with all hereditaments and appurtenances thereto appertaining;

Grantor does hereby release all claims to homestead and dower therein, and hereby conveys, grants, remises, releases, and quitclaims 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 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 27 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 a portion of the Shular Tennessee Holding Company, LLC property, as referenced in Instrument Number 20250626-0050291 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 westerly right-of-way line of Buena Vista Pike, said rebar also being the northeasterly corner of the Eric Scalzo property, Instrument No. 20220811-0091400 (RODCT), having a Tennessee State Plane coordinate value of North: 698,401.38 US feet, East: 1,723,859.67 US feet (NAD83, 2011);

Thence, with Scalzo, South 81° 57' 15" West 888 14 feet, to an iron rebar (set);

Thence, severing Shular, the following thirty-eight (38) calls:

1) North 45° 18' 09" East 71.61 feet;
2) North 04° 32' 29" West 115.13 feet;
3) North 85° 19' 56" East 40.09 feet;
4) South 04° 40' 35" East 79.99 feet;
5) North 85° 19' 25" East 148.11 feet;
6) North 04° 42' 30" West 14.71 feet;
7) North 85° 17' 30" East 214.71 feet;
8) North 15° 25' 23" East 117.13 feet;
9) North 04° 40' 35" West 220.00 feet,
10) South 85° 19' 25" West 146.13 feet;
11) With a curve to the left, having a radius of 63.00 feet, an arc length of 63.25 feet, and a chord bearing North 58° 44' 08" West 60.62 feet;
12) North 00° 08' 01" West 28.84 feet;
13) North 73° 19' 57" West 73 75 feet;
14) South 85° 19' 25" West 141.46 feet;
15) South 04° 40' 21" East 310.00 feet;
16) South 85° 19' 25" West 40.06 feet;
17) North 04° 40' 35" West 340.00 feet;
18) North 31° 35' 55" East 42.05 feet;
19) North 85° 19' 16" East 337.00 feet,
20) South 86° 23' 24" East 76 52 feet;
21) South 84° 36' 29" East 105.01 feet;
22) South 07° 13' 26" East 61.27 feet,
23) South 48° 40' 33" West 16.54 feet;
24) South 85° 06' 11" West 52.28 feet;
25) South 04° 40' 35" East 364.43 feet;
26) North 26° 24' 08" East 28.33 feet;
27) North 41° 30' 31" East 23.57 feet;

28) North 13° 10' 15" East 42.41 feet;
29) North 14° 07' 02" East 39.58 feet;
30) North 23° 30' 49" East 40.10 feet;
31) North 38° 50' 33" East 38.69 feet;
32) North 46° 56' 58" East 92.90 feet;
33) North 23° 11' 21" East 26.15 feet;
34) North 42° 20' 16" East 36.71 feet;
35) North 10° 52' 56" East 95.58 feet;
36) North 62° 22' 40" East 50.99 feet;
37) North 04° 48' 20" West 50.56 feet;
38) North 85° 59' 44" East 57 08 feet, to the westerly right-of-way line of Buena Vista Pike;

Thence, with Buena Vista Pike, the following three (3) calls:

1) South 04° 17' 41" East 88.87 feet;
2) South 04° 17' 41" East 47.85 feet, to an iron rebar (set);
3) 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 the Point of Beginning, containing in all 5.38 acres, more or less.

BEING part of the property conveyed to Shular Tennessee Holding Company, LLC, a Tennessee limited liability company, by Quitclaim Deed of Consolidation from Shular Tennessee Holding Company, LLC, dated June 25, 2025, and recorded June 26, 2025, as Instrument No 20250626-0050291, in the Register's Office for Davidson County, Tennessee.