THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

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

Notary Public
My Commission Expires: 11/26/2026

ANGELA EVERETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1306453 DEEDQC
08/06/2025 02:26:48 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20250806-0062503

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
1845 Tyne Blvd LLC 1845 Tyne Blvd Nashville, TN 37215	New Owner	Map/Parcel: 144-00-0-078.00 and 144-00-0-050.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **1849 TYNE BLVD LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **1845 TYNE BLVD LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantee"), and its members, assigns and successors of interest, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

See attached Exhibit "A"

This is unimproved property known as: 1849 and 0 Tyne Blvd, Nashville, Tennessee 37215.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of August, 2025.

GRANTOR:

1849 TYNE BLVD LLC

STEVE EGGART, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Eggart, with whom I am personally acquainted, and who acknowledged that he is the Authorized Agent of 1849 Tyne Blvd LLC and as such Agent executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 1 day of August, 2025.

Notary Public

My Commission Expires: 11/1/2026

ANGELA EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Tract 1:

Being land in Davidson County, Tennessee, lying South of Tyne Boulevard and being more particularly described as Tract One shown on the Boundary Survey of 1815 Tyne Boulevard prepared by Walter Davidson and Associates, dated December 26, 2000, (Job No 200028) as follows:

Beginning at an iron rod in the Western right of way of Tyne Boulevard, said Rod being the Southeast corner of the property conveyed to Betty G. Brent as of record in Book 3538, page 547, R.O.D.C.T.; thence with the Western right of way of Tyne Boulevard South 15 degrees 47 minutes 00 seconds East a distance of 115.75 feet to an iron rod, thence continuing with said right of way South 20 degrees 25 minutes 00 seconds East a distance of 109.28 feet to an iron rod a the Northeast corner of the property conveyed to Robert A Porter, Jr as of record in Book 1428, page 3, R.O.D.C.T., thence with the common line with Porter South 52 degrees 11 minutes 08 seconds West a distance of 314.10 feet to a point; thence North 42 degrees 33 minutes 58 seconds West a distance of 413.43 feet to a point; thence South 69 degrees 27 minutes 00 seconds West a distance of 321.33 feet to a point, thence South 05 degrees 08 minutes 00 seconds West a distance of 131. 60 feet to a point, thence South 05 degrees 32 minutes 00 seconds West a distance of 181.42 feet to a point in the common line with the property conveyed to Harold Hassenfield as of record in Book 2135, page 6, R.O.D.C.T., thence with Hassenfield's line North, 62 degrees 30 minutes 00 seconds West a distance of 402.71 feet to an iron rod in the common line with Howard M Werthan as of record in Book 3099, page 492 and Book 1142, page 613, R.O.D.C.T., thence with the common line with Werthan, North 04 degrees 54 minutes 00 seconds West a distance of 409.60 feet to an iron rod in the common line with Hillsboro Presbyterian Church as of record in Book 2283, page 41, R.O.D.C.T., thence South 86 degrees 43 minutes 00 seconds East 1182.48 feet to the point of beginning. Continuing 398,158 2 square feet or 9.14 acres more or less.

Being the same property conveyed to 1849 TYNE BLVD LLC, a Tennessee limited liability company by Quitclaim Deed from THE TOMLIN FAMILY PARTNERSHIP, L.P., a Tennessee limited partnership, of record in Instrument No 20250502-0034106 Register's Office for Davidson County, Tennessee, dated April 30, 2025 and recorded on May 2, 2025.

Tract 2:

Being a certain parcel of real property located at 1815 or 0 Tyne Boulevard, City of Forest Hills, Metropolitan Davidson County, Tennessee, being more particularly described according to a survey by Walter Davidson and Associates dated July 11, 2001, Walter H Davidson Surveyor, Tennessee Registration No 1467, Job No 200128.

Beginning at an iron rod in the Western right of way of Tyne Boulevard, said rod being the Southeast corner of the property conveyed to Tomlin Family Partnership, LP as of record in Instrument No 20001229-127392 R.O.D.C.T., thence with the Western right of way of Tyne

Boulevard South 27 degrees 43 minutes 55 seconds East a distance of 106.39 feet to an iron rod, thence continuing with said right of way South 32 degrees 29 minutes 42 seconds East a distance of 97.69 feet to an iron rod, thence continuing with said right of way South 33 degrees 30 minutes 06 seconds East 7.91 feet to an iron rod at the Northeast corner of the property conveyed to Kenneth and Cheryl Sears as of record in Book 9652 Page 791 R.O.D.C.T., thence with the common line with Sears South 38 degrees 14 minutes 24 seconds West a distance of 1374.98 feet to an iron rod in the common line with Rowland Investments as of record in Instrument No 20000426-41163 R.O.D.C.T., thence with the common line with Rowland North 55 degrees 55 minutes 08 seconds West a distance of 193.00 feet to an iron rod at the Southeast corner of the property conveyed to Harold Hassenfield, et ux as of record in Book 2337 Page 619 R.O.D.C.T., thence with the Hassenfield common line the following two calls. North 26 degrees 19 minutes 41 seconds East a distance of 212.03 feet to an iron rod at a fence corner, thence North 07 degrees 59 minutes 32 seconds East a distance 530.76 feet to an iron rod in the line of George B and Wanda J Tomlin as of record in Instrument No 20001229-0127393 R.O.D.C.T., thence with Tomlin's line South 70 degrees 51 minutes 52 seconds East a distance of 124.83 feet to an iron rod, thence North 52 degrees 11 minutes 08 seconds East a distance of 783.27 to the point of beginning Containing 444,184 square feet or 10.20 acres more or less.

Being the same property conveyed to 1849 TYNE BLVD LLC, a Tennessee limited liability company by Quitclaim Deed from THE TOMLIN FAMILY PARTNERSHIP, L.P., a Tennessee limited partnership, of record in Instrument No 20250502-0034106 Register's Office for Davidson County, Tennessee, dated April 30, 2025 and recorded on May 2, 2025.