Karen Johnson Davidson County
Batch # 1306456 DEEDQC
08/06/2025 02:30:10 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250806-0062506

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 4th day of August, 2025.

Notary Public
My Commission Expires:

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH 2025

QUITCLAIM CONSOLIDATION 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, 144-00-0-079.00 and 144-00-0-050.00

THIS DEED OF CONSOLIDATION made and entered into on this 4th day of August, 2025, by and between **1845 TYNE BLVD LLC, a Tennessee limited liability company**, the FIRST PARTY, and **1845 TYNE BLVD LLC, a Tennessee limited liability company**, the SECOND PARTY.

WHEREAS, the First and Second Parties have previously entered into those Quitclaim Deeds of record in Instrument Nos. 20250502-0034106, 20250502-0034107, and 20250806-0062503, of record in the Register of Deeds for Davidson County, Tennessee;

WHEREAS, the parties hereto desire to enter into this Deed for the purpose of consolidating the tracts previously conveyed and legally described in the above-referenced instruments into one single parcel under a new, combined legal description, as set forth herein;

WITNESSETH: That for no consideration paid, as the First and Second Parties are the current owners of the herein described real property, the First Party does hereby quitclaim, transfer, and convey unto the Second Party, in fee simple, its heirs and assigns forever, all of its right, title, and interest in and to the following described real property, situated in Davidson County, Tennessee, to wit:

See attached Exhibit "A."

The property described in Exhibit "A" represents the consolidation of the parcels described in the above-referenced deeds into one combined tract, based on a survey prepared by Roger H. Harrah, RLS #2039. Said survey is attached hereto and incorporated herein by reference as part of Exhibit "A."

This Deed is intended solely to reflect the consolidation of multiple parcels into one tract and to place the new legal description of record. It is not intended to effectuate a change in ownership.

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

GRANTOR:

1845 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 1845 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: 1/11/2026

ANGELA EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

BEING THE ENCLOSED BOUNDARY OF CERTAIN PARCELS OF LAND LYING WEST OF TYNE BOULEVARD (50 FOOT R.O.W.) AND BEING FURTHER DESCRIBED AS TRACT 1 AND TRACT 2 OF LANDS DESCRIBED IN RECORD BOOK 20250806-0062503, AND THE LAND AS DESCRIBED IN RECORD BOOK 20250520034107 ALL ARE AS RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.). THE CONSOLIDATED BOUNDARY OF THESE AFOREMENTIONED PARCELS OF LANDS ARE MORE PARTICULARY BOUNDED AND DESCIBED AS FOLLOWS.

BEGINNING AT A FOUND ½" PIPE ON THE WESTERLY RIGHT OF WAY (50 R.O.W.) OF TYNE BOULEVARD, SAID PIPE BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO THE 1901 TBNT TRUST AS OF RECORD IN INSTRUMENT 20150210 0012446, (R.O.D.C.T.).

THENCE WITH SAID R.O.W. THE FOLLOWING 5 COURSES, SOUTH 10°28'14" EAST, 115.56 FEET TO A FOUND ½" IRON ROD.

THENCE SOUTH 14°49'27" EAST, 109.52 FEET TO A FOUND ½" IRON ROD.

THENCE SOUTH 22°28'42" EAST, 106.47 FEET TO A FOUND 5/8" IRON ROD.

THENCE SOUTH 26°39'20" EAST, 97.44 FEET TO A FOUND 5/8" IRON ROD.

THENCE SOUTH 34°27'12" EAST, 8.16 FEET TO A FOUND ½" IRON ROD BEING THE NORTHEAST CORNER OF DAVID AND KIM ELLINGSON (DB-20020523 0062946, R.O.D.C.T.).

THENCE LEAVING SAID R.O.W AND WITH COMMON LINE OF DAVID AND KIM ELLINGSON SOUTH 43°36'39" WEST, 1,374.98 FEET TO A FOUND ½" IRON ROD IN THE COMMON LINE OF ROWLAND INVESTMENTS (QC-20160405 0032718, R.O.D.C.T.).

THENCE WITH SAID COMMON LINE OF ROWLAND INVESTMENTS NORTH 50°36'27" WEST, 192.82 FEET TO A FOUND ½" IRON ROD AT THE SOUTHEAST CORNER OF SUN-DROP TERRACE LLC (QC-20210721 0098051 R.O.D.C.T.)

THENCE WITH SAID EASTERLY COMMON LINE OF SUN-DROP TERRACE LLC THE FOLLOWING 4 COURSES; NORTH 31°42'04" EAST, 212.20 FEET TO A FOUND ½" IRON ROD CAPPED 1467;

THENCE NORTH 13°20'19" EAST, 530.64 FEET TO A FOUND 5/8" IRON ROD.

THENCE NORTH 14°32'15" EAST, 59.52 FEET TO A FOUND 1" IRON ROD.

THENCE NORTH 57°08'23" WEST, 550.13 FEET TO A FOUND ½" IRON ROD IN THE COMMON LINE OF JONI PFEIFER WERTHAN QC-20220826 0096600 (R.O.D.C.T.).

THENCE WITH THE COMMON LINE OF JONI PFEIFER WERTHAN, NORTH 0°26'14" EAST, 409.28 FEET TO A FOUND ½" IRON ROD IN THE COMMON LINE OF HILLSBORO PRESBYTERAN CHURCH (DEED BOOK 2283 PAGE 41) (R.O.D.C.T.).

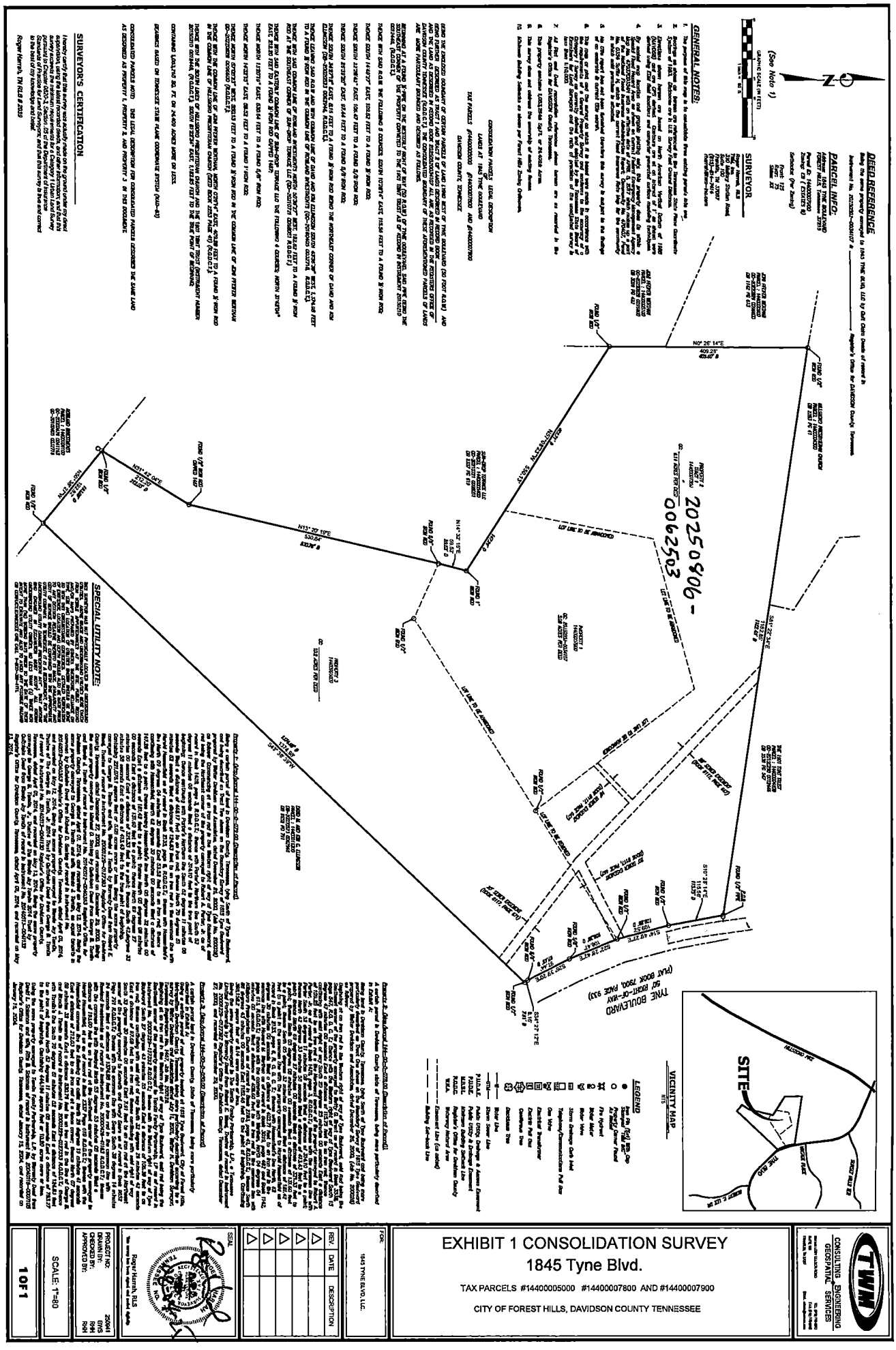
THENCE WITH THE SOUTH LINES OF HILLSBORO PRESBYTERAN CHURCH AND THE 1901 TBNT TRUST (INSTRUMENT NUMBER 20150210 0012446, (R.O.D.C.T.); SOUTH 81°22'34" EAST, 1,182.85 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,063,265 SQ. FT. OR 24.409 ACRES MORE OR LESS.

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD-83)
CONTAINING 1,063,265 SQ. FT. OR 24.409 ACRES MORE OR LESS.

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD-83)
PREPARED BY:
ROGER H. HARRAH, RLS 2039
THOUVENOT, WADE, & MOERCHEN, INC.

Being the same property conveyed to 1845 Tyne Blvd, LLC, a Tennessee limited liability company by Deeds of record in Instrument Nos. 20250502-0034106, 20250502-0034107, and 20250806-0062503, in the Register of Deeds for Davidson County, Tennessee;


DEED REFERENCE
PARCEL INFO:
SURVEYOR
GENERAL NOTES:
SURVEYOR'S CERTIFICATION
SPECIAL UTILITY NOTE:
LEGEND
VICINITY MAP
SITE
TYNE BOULEVARD
(PLAT BOOK 7500, PAGE 933)
EXHIBIT 1 CONSOLIDATION SURVEY
1845 Tyne Blvd.
TAX PARCELS #14400005000 #14400007800 AND #14400007900
CITY OF FOREST HILLS, DAVIDSON COUNTY TENNESSEE
1845 TYNE BLVD, LLC.
CONSULTING ENGINEERING GEOSPATIAL SERVICES
SCALE: 1"=80
1OF1