This instrument was prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1315398 DEEDQC
08/27/2025 12:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250827-0068639

QUITCLAIM DEED

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel Nos.**
Freeman Family Limited Partnership **109 Murphy Court** **Nashville, TN 37203**	**(Same)**	**104 06 0 053.00** **104 06 0 052.00**

WHEREAS, FREEMAN FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership (the "Grantor") owns two parcels of land in Davidson County, Tennessee, as more particularly described on **Exhibit A** and attached hereto and incorporated herein by this reference;

WHEREAS, the two tracts described in **Exhibit A** are contiguous and Grantor desires to combine both lots into a single parcel and to set forth a new description for the combined parcels;

NOW THEREFORE, for and in consideration of the foregoing, Grantor does hereby convey unto FREEMAN FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership (the "Grantee"), its successors and assigns all of Grantor's right, title and interest in and to certain real property situated in Davidson County, Tennessee described on **Exhibit A** which are hereby combined and, as combined, are more particularly described as follows:

Land situated in the 24th Civil District, City of Nashville, Davidson County, Tennessee, in the west margin of Murphy Court (R/W 50'), being parcels 52.00 & 53.00 on Davidson County, TN Tax Map 104, and being part of Lot Nos. 27 & 28 on the Map of Bransford Realty Company's Resubdivision of Lot Nos. 22 to 30 inclusive in Richland Annex, of record in Plat Book 332, Page 156, in the Register's Office for Davidson County, TN, and being more particularly described as follows:

Beginning at an iron rod in the west margin of Murphy Court (R/W 50'), being at the southeast corner of property owned by Danny K. & Caroline B. Miller, of record in Deed Book 9211, Page 741, said Register's Office, said iron rod being S 00°26'00" E 160.0 feet from a concrete monument in the south margin of Murphy Road, and being the northeast corner of the herein described tract;

Thence, with the west margin of Murphy Court (50' R/W), the following two (2) calls:

With a curve turning to the right, having an arc length of 49.05 feet, a radius of 900.00 feet, with a chord bearing S 05°07'50" E, a length of 49.05 feet to an iron rod;

Thence, S 08°51'02" E a distance of 50.00 feet to an iron rod;

Thence, leaving the west margin of Murphy Court (50' R/W), S 81°02'04" W a distance of 74.22 feet to an iron rod in the east margin of Interstate 440, TDOT Project No.:I-440-4(9)205, sheet number 9, dated 1971;

Thence, with said margin, N 28°14'19" W a distance of 114.87 feet to an iron rod in the south line of Danny K. & Caroline B. Miller, said Deed Book and Page;

Thence, with said south line, N 85°44'02" E a distance of 115.91 feet to the Point of Beginning, containing 9,664 square feet or 0.22 acres, more or less.

The above description is based on a Boundary Survey performed by Crawford & Cummings, PC, stamped by J. Alan Cummings, RLS No.2351, Job No. 08-084, dated 9-29-2008.

Being all of the property conveyed to FREEMAN FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership by deed from JAMES E. FREEMAN, SR., dated December 30, 1994, and recorded in Book 9560, page 759 in the Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS DEED IS TO COMBINE AND CONSOLIDATE TWO CONTIGUOUS PARCELS OF LAND.

Grantor conveys the property subject to all such easements, limitations, restrictions, and encumbrances as may affect said parcels, as so combined.

Witness my hand this 22 day of August 2025 the bargaining party, having caused my name to be signed hereto on said day and date.

FREEMAN FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By: _____
J. Edmond Freeman, Jr.
Its: Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Edmond Freeman, Jr., with whom I am personally acquainted (or proved to me based on satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Partner of FREEMAN FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, the within named bargainor, and that he as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as its Managing Partner.

Witness my hand and seal, this 22nd day of August 2025.

Cathy Ann Hutchison
Notary Public

My commission expires: September 8th, 2025

CATHY ANN HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 22 day of August 2025.

Cathy Ann Hutchison
Notary Public

My Commission Expires: September 8, 2025

CATHY ANN HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT A

[*Property Descriptions – Separate Parcels*]

Parcel 1:

Land in Davidson County, Tennessee, being part of Lot No. 27 on the Map of Bransford Realty Company's Resubdivision of Lots Nos. 22 to 30 inclusive in Richland Annex, as of record in Book 332, page 156, Registers Office for said county.

Beginning at a point in the westerly margin of Fairfax Avenue, 20 feet north of the southeasterly corner of Lot 27; thence northerly 30 feet along the westerly margin of Fairfax Avenue to a point, the northeasterly corner of Lot No. 27; thence south 86° 31' west 93.5 feet to a point in proposed right of way of I-440; thence with said right of way south 28° 40' east 57 feet to a point in the northwesterly corner of easement taken by State of Tennessee; thence easterly along said easement 80.5 feet to the point of beginning.

Being part of the same property conveyed to FREEMAN FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership by deed from JAMES E. FREEMAN, SR., dated December 30, 1994, and recorded in Book 9560, page 759 in the Register's Office for Davidson County, Tennessee.

Parcel 2:

LAND in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot No. 28 on the Plan of Bransford Realty Co.'s Resubdivision of Lots 22 to 30 in Richland Annex, of record in Book 332, page 156, Register's Office for Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates as follows:

COMMENCING at a concrete monument at the intersection of the western right of way of Fairfax Avenue and the southern right of way of Murphy Road; thence South 00 degrees 05 minutes 34 seconds East, a distance of 159.93 feet to an iron rod being the true point of beginning; thence with the said right of way of Fairfax Avenue, along the arc of curve to the left, said curve having a radius of 900.00 feet, arc length of 49.85 feet, central angle of 003 degrees 10 minutes 24 seconds, a chord bearing of South 05 degrees 56 minutes 14 seconds East, and a chord length of 49.84 feet to an iron rod; thence leaving said right of way with the common line with Freeman, of record in Book 5310, page 122, Register's Office for Davidson County, Tennessee, South 83 degrees 20 minutes 23 seconds West, a distance of 93.53 feet to an iron rod in the eastern right of way of Interstate 440 Parkway; thence with said right of way, North 28 degrees 40 minutes 00 seconds West, a distance of 57.88 feet to a point; thence leaving said right of way with the common line with Miller, of record in Book 9211, page 741, North 85 degrees 13 minutes 58 seconds East, a distance of 115.91 feet to the true point of beginning, containing 5,385.84 square feet, of 0.124 acres, more or less.

Being part of the same property conveyed to FREEMAN FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership by deed from JAMES E. FREEMAN, SR., dated December 30, 1994, and recorded in Book 9560, page 759 in the Register's Office for Davidson County, Tennessee.

- End of Exhibit -

CERTIFICATE OF AUTHENTICITY

I, G. Miller Hogan II, do hereby make oath that I am 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 22, 2025.

G. Miller Hogan II
Affiant

Date: Aug. 27, 2025

Sworn to and subscribed before me this
27th day of August 2025.

Kim Hurst
NOTARY PUBLIC

My Commission Expires: 1/28/26

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026