Karen Johnson Davidson County
Batch# 1316395 DEEDQC
08/28/2025 03:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250828-0069168

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
7959 Poplar Creek, LLC 1033 Demonbreun Street, Suite 300 Nashville, TN 37203	Map 155, Parcel 222	Same as Address New Owner

This instrument prepared by: J. Thomas Trent, Jr., Bradley Arant Boult Cummings LLP,
1221 Broadway, Suite 2400, Nashville, Tennessee 37203

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **VICTOR MICHAEL CANNATA** (the "Grantor"), by these presents hereby sells, assigns, and quitclaims **7959 POPLAR CREEK, LLC**, a Tennessee limited liability company (the "Grantee"). Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGES]

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 26th day of August, 2025.

Notary Public
My Commission Expires:

ERICA ALLYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

4897-2553-8145.2
4811881-3 13654.017000

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 26th day of August, 2025.

GRANTOR:

V. M. Cannata

Name: Victor Michael Cannata

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, Cydney N. Camp, the undersigned, a Notary Public in and for said County and State, the within named Victor Michael Cannata, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in _____, on this the 26th day of August, 2025.

Cydney N. Camp
Notary Public

My Commission Expires:
10/4/27

CYDNEY N. CAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 4, 2027

Exhibit A

Description of Property

Being Parcel 222.00 on Davidson County Property Map 155-00 and being more particularly described according to a survey prepared by J.L Whitson, RLS #1732 dated March 31, 2025 as follows:

Beginning at an 1/2" Iron Rod (Old) on the southerly right-of-way of Poplar Creek Road, being the northwest corner East Colony at Riverbend Subdivision, of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee and being the northeast corner of the herein described tract;

Thence, leaving Poplar Creek Road and following the westerly boundary of said East Colony at Riverbend Subdivision, South 04 Degrees 12 Minutes 22 Seconds West, 284.96 Feet to an 1/2" Iron Rod (Old), "Byrd", being the southwest corner of Lot 4 and the northwest corner of Lot 3 of said subdivision;

Thence, South 03 Degrees 41 Minutes 28 Seconds West, 66.88 Feet to an 1/2" Iron Rod (Old), "Byrd", being the southwest corner of Lot 5 and the northwest corner of Lot 6 of said subdivision;

Thence, South 03 Degrees 46 Minutes 33 Seconds West, 201.51 Feet to an 1/2" Iron Rod (Old), being the southwest corner of Lot 8 and the northwest corner of Common Area "E" of said subdivision;

Thence, South 02 Degrees 24 Minutes 51 Seconds West, 163.02 Feet to an 1/2" Iron Rod (Old), "Wamble" on the northerly boundary of South Colony at Riverbend, Phase 1, of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee at the edge of a creek;

Thence, following the northerly boundary of said South Colony at Riverbend, Phase 1, generally with a creek, North 38 Degrees 15 Minutes 28 Seconds West, 37.25 Feet to a point;

Thence, North 79 Degrees 15 Minutes 21 Seconds West, 60.73 Feet to an 1/2" Iron Rod (Old), being the northwest corner of Lot 43 and the northeast corner of Lot 42 of said subdivision;

Thence, North 79 Degrees 25 Minutes 12 Seconds West, 31.21 Feet to a point;

Thence, South 66 Degrees 11 Minutes 41 Seconds West, 61.02 Feet to a point;

Thence, North 75 Degrees 36 Minutes 00 Seconds West, 78.24 Feet to an 1/2" Iron Rod (Old), being the northwest corner of Lot 41 and the northeast corner of Open Space "D" of said subdivision;

Thence, continuing with the same, South 76 Degrees 07 Minutes 35 Seconds West, 68.77 Feet to a point;
Thence, North 34 Degrees 37 Minutes 03 Seconds West, 55.30 Feet to a point;
Thence, North 43 Degrees 08 Minutes 13 Seconds West, 251.63 Feet to a point;
Thence, South 46 Degrees 19 Minutes 32 Seconds West, 36.94 Feet to a point;
Thence, North 48 Degrees 14 Minutes 29 Seconds West, 88.11 Feet to a point;
Thence, North 64 Degrees 30 Minutes 25 Seconds West, 42.34 Feet to a point;
Thence, North 35 Degrees 08 Minutes 06 Seconds West, 115.18 Feet to a point;

Thence, North 40 Degrees 56 Minutes 35 Seconds West, 20.14 Feet to an 1/2" Iron Rod (Old), "Northcutt" on the easterly boundary of the Jane B. Stranch GST-Exempt Trust property, of record in Instrument No. 20180518-0047588, Register's Office for Davidson County, Tennessee;

Thence, leaving the northerly boundary of said South Colony at Riverbend, Phase 1 and the creek and following the easterly boundary of said Stranch property, North 04 Degrees 32 Minutes 40 Seconds West, 295.07 Feet to an 1/2" Iron Rod (Old), "Northcutt" on the southerly right-of-way of Poplar Creek Road, being the northeast corner of said Stranch property;

Thence, following the southerly right-of-way of Poplar Creek Road, North 78 Degrees 15 Minutes 51 Seconds East, 155.40 Feet to a point;

Thence, with a curve to the right, having a central angle of 17 Degrees 37 Minutes 29 Seconds, a radius of 1078.95 Feet, an arc length of 331.89 Feet and a chord bearing and length of North 87 Degrees 04 Minutes 35 Seconds East, 330.59 Feet to a point;

Thence, South 84 Degrees 05 Minutes 39 Seconds East, 246.98 Feet to an 1/2" Iron Rod (Old), "Wamble";

Thence, South 05 Degrees 54 Minutes 21 Seconds West, 10.00 Feet to an 1/2" Iron Rod (Old);

Thence, South 84 Degrees 05 Minutes 39 Seconds East, 67.53 Feet to the Point of Beginning.

Containing 456,804 square feet or 10.49 acres.

The foregoing legal description was prepared form the ALTA/NSPS Land Title Survey dated April 20, 2025, last revised August 20, 2025, by Jack Whitson, Tennessee Registered Land Surveyor Registration No. 1732, on behalf of JW Land Surveying, LLC, 1211 Deerfoot Drive, Pegram, Tennessee 37143.

Being the same property conveyed to Victor Michael Cannata, by deed from Egbert Rebeiro and Abdullah Arshad, of record in Instrument No. 20220324-0034072, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Dongela Davis, do hereby make oath that I am a licensed attorney and/or 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 8/26/2025 (date of document).

Dongela Davis
Affiant Signature

8/28/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of August, 2025

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

