****This Quitclaim Deed was prepared from information furnished from the Grantor without the benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1319561 DEEDQC
09/08/2025 11:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250908-0071494

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration for this transfer is **$0.00.**

ADDRESS OF NEW OWNER:
Matthew Martin
130 Belle Forest Circle
Nashville, TN 37221

AFFIANT

E. KIRKHAM GORE III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 3rd day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 4/12/27

SEND TAX BILLS TO:
SAME

Map/Parcel:
168 07 0A 001.00;
168 07 0A 002.00; and
168 000 283.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **9039 Highway 100 Homeowners' Association, Inc., a Tennessee nonprofit corporation**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Matthew Martin, a married man**, hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference, including but not limited to any interests in the limited or general common elements created by that certain Declaration of Covenants, Conditions and Restrictions for Homes of 9039 Highway 100, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20231030-0084350, Register's Office for

Davidson County, Tennessee (the "Declaration"), as well as any and all rights to any non-exclusive easements for ingress, egress, utilities and drainage as shown on or created by said Declaration.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS my hand this 3rd day of September, 2025.

GRANTOR:

9039 Highway 100 Homeowners' Association, Inc.,
a Tennessee nonprofit corporation

By: Matthew Martin
Its: Authorized Agent

Engie Boktor
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TN)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Matthew Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of **9039 Highway 100 Homeowners' Association, Inc.**, a Tennessee nonprofit corporation, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Agent.

Witness my hand at office, this 3rd day of September 2025.

My Commission Expires: 1-4-2027

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land situated in the 9th Civil District of Davidson County, Nashville, Tennessee. Being Parcel 74.00 as shown on Davidson County Tax Map 168.00. Being bounded generally on the north by Highway 100, on the east by the Lisa B. & Glenn A. Kinnie property, as recorded in Instrument Number 20140923-0087002, Register of Deeds for Davidson County, Tennessee, (R.O.D.C); a Graveyard as recorded in Deed Book 1102, Page 59, (R.O.D.C.) and the Teaghlaigh, LLC property, as recorded in Instrument Number 20160713-0071593, (R.O.D.C.); on the south by James R. & Gladys F. Jones property, as recorded in Instrument Number 20061211-0152725, (R.O.D.C.) and on the west by the Edward Underwood property as recorded in Instrument Number 20150817-0082575, (R.O.D.C.); being more particularly described as follows:

Beginning at a ½" iron rod (found - RLS #1444) with a State Plane Coordinate of N: 618,067.45, E: 1,669,098.92 and being in the southerly right of way margin of Highway 100, a 66-foot right of way and the northeast corner of the herein described tract and the northwest corner of the Kinnie property; Thence, leaving said right of way margin, with a meandering fence, a portion of the Kinnie property and a Graveyard, South 06°56'07" East a distance of 298.31 feet to a ½" iron rod (found - RLS #1444); being the southwest corner of a Graveyard;
Thence, along a portion of the southerly line of the Graveyard, North 85°11'30" East a distance of 33.06 feet to a ½" iron rod (found - RLS #1444); being a corner of the Kinnie property; Thence, along a common line with Kinnie, South 28°24'21" East a distance of 617.47 feet to a 24" Beech tree with three hacks along a ridge; Thence, continuing with Kinnie and along Teaghlaigh, LLC, South 09°41'35" East a distance of 737.49 feet to a ½" iron rod (found - no cap), being the most southeast corner of the herein described tract and the most southwest corner of the Teaghlaigh, LLC property and in the northerly line of the Jones property; Thence, leaving the Teaghlaigh, LLC property and along the northerly line of Jones, North 85°31'41" West a distance of 331.11 feet to a ½" iron rod (found - cap not legible), being the most southwest corner of the herein described tract and the most southeast corner of the Underwood property and in the northerly line of Jones; Thence, leaving Jones and with the Underwood property, North 13°31'53" West a distance of 1542.72 feet to a 3/8" iron rod (found - no cap), being the most northwest corner of the herein described tract and the most northeast corner of the Underwood property;
Thence, leaving Underwood and with the southerly right of way margin of Highway 100 with a curve concave to the north, having a radius of 2897.79 feet, a central angle of 4°06'24", an arc length of 207.69 feet and a chord which bears North 79°31'48" East a distance of 207.65 feet to the Point of Beginning and containing 462,065 square feet or 10.61 acres, more or less.

Being the same property conveyed to Matthew Martin by Qing Wu, married and Dan Wu, married, by virtue of Warranty Deed dated November 20, 2019, and being of record at Instrument No. 20191122-0121067, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 3rd day of September, 2025.

K. Thomas Sidwell
Date: 9/3/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 3rd day of September, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY