Karen Johnson
Batch # 1327937
09/29/2025 02 49 25 PM
Fees $32 00 Taxes $0 00
Davidson County
DEEDQC
6 pgs
20250929-0077437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map/Parcel Numbers:
128-0-101; 128-0-109;128-0-116

The actual consideration for this transfer is $-0-

AFFIANT

Sworn to and subscribed before me on this 25th day of August, 2025

NOTARY PUBLIC

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 20165 PENNY B. COOK Commission Expires Feb. 10, 2029 PRENTISS COUNTY

QUITCLAIM DEED

GRANTOR:

CHARLOTTE ANN COLLUM, Trustee of the CHARLOTTE ANN COLLUM IRREVOCABLE TRUST
P O. Box 58176
Nashville, Tennessee 37205
(615) 268-1652

GRANTEE/TAXPAYER:

DRAGONFLY LAND GROUP, LLC, a Mississippi limited liability company
P. O Box 58176
Nashville, Tennessee 37205
(615) 268-1652

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, **CHARLOTTE ANN COLLUM, Trustee of the CHARLOTTE ANN COLLUM IRREVOCABLE TRUST** created under agreement dated September 2, 2011, Grantor, does hereby convey and quitclaim unto **DRAGONFLY LAND GROUP, LLC, a Mississippi limited liability company**, Grantee, the real property and all improvements situated thereon located in Davidson County, Tennessee, described as follows:

See Attached Exhibit A

LESS AND EXCEPT any portion of the property described on Exhibit A previously conveyed by Grantor

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1 City and county ad valorem taxes which are not yet due and payable.

2 Mineral reservations and conveyances, if any, by prior owners.

3. All rights-of-way and easements of record for public roads/streets and public utilities.

4. All easements, restrictions and restrictive covenants, if any, of record.

It being the intent for Grantor to convey all interest currently owned in the property described on Exhibit A, less and except property previously conveyed by Grantor.

WITNESS THE SIGNATURE of the Grantor on this, the 15th day of August, 2025.

CHARLOTTE ANN COLLUM
IRREVOCABLE TRUST

By: Charlotte Ann Collum
CHARLOTTE ANN COLLUM,
Trustee

STATE OF MISSISSIPPI
COUNTY OF LEE

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of August, 2025, within my jurisdiction, the within named CHARLOTTE ANN COLLUM, who acknowledged that she is Trustee of the CHARLOTTE ANN COLLUM IRREVOCABLE TRUST created under agreement dated September 2, 2011, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

Penny B. Cook
NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 20165 PENNY B. COOK Commission Expires Feb. 10, 2029 PRENTISS COUNTY

(SEAL)

Prepared by

Gregory D Pirkle, MS Bar No 4369
Phelps Dunbar LLP
P O Box 1220
Tupelo, MS 38802-1220
(662) 842-7907

GRANTOR AND GRANTEE HAVE NOT REQUESTED AND THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION THE PREPARER DOES NOT, BY THIS INSTRUMENT, CERTIFY THE VALIDITY OF TITLE NOR THE CORRECTNESS OF THE DESCRIPTION(S) CONTAINED HEREIN

EXHIBIT A

TRACT 9:
[2.99 acres – Property Map 128 Parcel 116]

Being a tract of land as shown on Property Map 128, Assessor's Office and lying in the 22nd Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee. Bounded in general by Sawyer Brown Road on the East, Tract 10 of the Wayne S. Cooper, Sr. Survey & Division of the 112.5 Division shown on the Chancery Court Plan Book 2, Page 165 on the South; Interstate I-40 on the West; Mizgeen M. Zebari on the North, being Tract 9 of said subdivision more particularly described as follows.

Beginning at a witness iron pin set on the west side of Sawyer Brown Road in the South line of Mizgeen M Zebari (Ref Deed Book 8684, Page 332 R.O.D.C) thence with Zebari's south line S74°56'00"E 25 00' to a point in the center of Sawyer Brown Road; thence leaving Zebari and with the center of Sawyer Brown Road with a curve to the left having the following characteristics:

Delta=07°12'22", Radius=1297.90', Arc=163.24'; Tangent=81.73'; Chord=S12°28'22"W 163.13' to a point, the northeast corner of Tract 10 of the Wayne S. Cooper Survey & Division of April 17, 1968; thence leaving Sawyer Brown Road and with Tract 10's North line N74°59'00"W passing a witness iron pin set at 25.14' in all 805.22' to an existing iron pin on the east R.O.W. of Interstate I-40; thence leaving Tract 10 and with I-40's East R.O.W. N17°03'06"E 163.76' to an existing iron pin, the Northwest corner of the aforementioned Mizgeen M. Zebari; thence leaving Interstate I-40 and with Zebari's south line S74°56'00"E 767.16' to the point of beginning, containing 2.99 acres, more or less, and being Tract 9 of Charlotte Collum property as recorded in Instrument #20050908, Page 0107886 Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S.#1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated January 30, 2008

The above tract is subject to all easements, restrictions, covenants of record and to the findings of a title report

TRACT 10:
[4.71 acres – Property Map 128 Parcel 109]

Being a tract of land as shown on Property Map 128, Assessor's Office and lying in the 22nd Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee Bounded in general by Sawyer Brown Road on the East; Tract 11 of the Wayne S Cooper, Sr Survey & Division of the 112.5 Division shown on

Chancery Court Plan Book 2 Page 165 on the South; Interstate I-40 on the West; Tract 9 of said division on the North, being Tract 10 of said subdivision more particularly described as follows·

Beginning at a witness iron pin set on the west side of Sawyer Brown Road in the North line of Tract 11 of the Wayne S. Cooper, Sr. Survey dated April 17, 1968, and located N09°22'07"W 219 79' from the Northeast corner of Jay Scott Moore (Ref. Instrument #20031003, Page 146249 R O.D.C.) thence with Tract 11's north line N86°24'00"W 839.12' to an iron pin set in the east R.O.W. of Interstate I-40; thence leaving Tract 11 and with the I-40's east R.O W N17°22'43"E 333 93' to an existing iron pin, the southwest corner of Tract 9 of the Cooper Survey Division; thence leaving Interstate I-40 and with Tract 9's south line S74°59'00"E passing a witness iron pin set at 780 07' in all 805 22' to a point in the center of Sawyer Brown Road, thence leaving Tract 9 and with the center of Sawyer Brown Road with a curve to the left having the following characteristics:

Delta=07°17'19"; Radius=1297.90'; Arc=165.11'; Tangent=82.67'; Chord=S05°13'32"W 165.00' to a point, the northeast corner of Tract 11; thence leaving Sawyer Brown Road and with Tract 11's north line N86°24'00"W 25.02' to the point of beginning, containing 4.71 acres, more or less, and being Tract 10 of Charlotte Collum property as recorded in Instrument #20050908, Page 0107886 Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S.#1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated January 30, 2008.

The above tract is subject to all easements, restrictions, covenants of record and to the findings of a title report

TRACT 11:
[4.36 acres – Property Map 128 Parcel 101]

Being a tract of land as shown on Property Map 128, Assessor's Office and lying in the 22nd Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee. Bounded in general by Sawyer Brown Road on the East, Jay Scott Moore on the South; Interstate 40 on the West, Tract 10 of Wayne S Cooper, Sr Survey & Division of the Plan of the 112.5 Division shown on Chancery Court Plan Book 2, Page 165 on the North, being Tract 11 of said subdivision more particularly described as follows·

Beginning at a witness iron pin set on the west side of Sawyer Brown Road in the North line of Jay Scott Moore (Ref. Instrument #20031003, Page 146249 R.O.D.C.) thence with Moore's North line N86°00'00"W 914.66' to an existing iron pin at Interstate I-40; thence leaving Moore and with the East right of way of I-40, N17°32'28"E 213.93' to an iron pin set, the North West corner of Tract 10 of said Cooper Division; thence with Tract 10's South line S86°24'00"E passing a witness iron pin set at 839.12' in all 864 14' to a point in the center of Sawyer Brown Road;

thence leaving Tract 10 and with the center of Sawyer Brown Road with a curve to the left having the following characteristics.

Delta=07°06'37", Radius=1297.90'; Arc=161.07'; Tangent=80 64'; Chord=S01°58'27"E 160 97' to a point; thence S05°31'45"E 54.68' to a point, the Northeast corner of the aforementioned Jay Scott Moore; thence leaving Sawyer Brown Road and with Moore's North line N86°00'00"W 25.35' to the point of beginning, containing 4.36 acres, more or less, and being Tract 11 of Charlotte Collum property as recorded in Instrument #20050908, Page 0107886 Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated January 30, 2008.

The above tract is subject to all easements, restrictions, covenants of record and to the findings of a title report

[Source of Title: Instrument No.· 20200821-0094614]