THIS INSTRUMENT PREPARED BY: WILLIAM TIMOTHY HILL PRICE, HILL, KOLARICH, & MOORE 214 2ND AVENUE NORTH, SUITE 205 NASHVILLE, TN 37201 PHONE: (615) 256-1577	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $-0- Affiant SUBSCRIBED AND SWORN to before me, this 30 day of September, 2025. Notary Public My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MG Street Holdings, LLC 5780 HILDERBRAND DRIVE ATLANTA, GA 30328	SAME as New Owner	072 05 0 030.00

QUITCLAIM DEED

Know all men by these presents the Trust having terminated and the Beneficiary should receive the property interest subject of this conveyance, I, **CALVIN WAYNE DALLAS,** Grantor, by these presents do hereby quitclaim and convey unto **MG STREET HOLDINGS, LLC,** a Tennessee limited liability company, Grantee, its heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit A

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signature page to follow

Karen Johnson Davidson County
Batch# 1330340 DEEDQC
10/03/2025 04:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251003-0079227

WITNESS my hand this 29th day of September, 2025.

GRANTOR:

By: Calvin Wayne Dallas
CALVIN WAYNE DALLAS

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin Wayne Dallas, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2025.

Vicki M. Glover
NOTARY PUBLIC

My Commission Expires: 3-6-29

VICKI M GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

EXHIBIT A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Business Block "B" of Section One, Rothwood, as of record in Plat Book 1424, Page 134, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the northerly right-of-way line of East Trinity Lane and the westerly right-of-way line of Ambrose Avenue;

Thence leaving the westerly right-of-way line of Ambrose Avenue, with the northerly right-of-way line of East Trinity Lane, North 81 deg 35 min 34 sec West, 100.19 feet to a pk nail set, at a corner common with the property of Charles Debray & Bob Bass, as of record in Instrument Number: 20050331-0035002, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of East Trinity Lane, with the easterly property line of Charles Debray & Bob Bass, North 07 deg 39 min 32 sec East, 168.83 feet to an iron set in the southerly right-of-way line of
Alley #2034;

Thence with the southerly right-of-way line of Alley #2034, South 83 deg 42 min 43 sec East, 81.62 feet to a pk nail set at the intersection with the westerly right-of-way line of Ambrose Avenue;

Thence leaving the southerly right-of-way line of Alley #2034, with the westerly right-of-way line of Ambrose Avenue, with a curve to the right, along an arc length of 31.40 feet, the central angle of which is 89 deg 57 min 16 sec, the radius of which is 20.00 feet, the chord of which is South 38 deg 44 min 04 sec East, 28.27 feet to a pk nail set;

Thence South 06 deg 17 min 17 sec West, 138.70 feet to a pk nail set;

Thence with a curve to the right, along an arc length of 15.24 feet, the central angle of which is 43 deg 39 min 30 sec, the radius of which is 20.00 feet, the chord of which is South 28 deg 07 min 03 sec West, 14.87 feet to the POINT OF BEGINNING. Containing 17,589 square feet or 0.404 acres more or less.

Being the same property conveyed to Calvin Wayne Dallas, as of record in Instrument Number: 20150421-0035574, at the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 September 29, 2025 (date of document).

Affiant Signature

September 29, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of September, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON