Karen Johnson Davidson County
Batch # 1334819 DEEDQC
10/16/2025 12:07:29 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20251016-0082413

This Instrument Prepared By:
John A. Gupton III
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
BW Tennessee Old Hickory LLC 3708 W. Swann Ave., Suite 200 Tampa, FL 33609	Same
Map & Parcel No.: 086-00-0-058.00 and 086-00-0-223.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Basham Properties, LLC**, a Tennessee limited liability company, **Morgan Family Properties, LLC**, a Washington limited liability company, and **Susan A. Basham**, a resident citizen of Tennessee (collectively, "Grantor"), do hereby quitclaim and convey unto **BW Tennessee Old Hickory LLC**, a Florida limited liability company ("Grantee"), its successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 4000 Andrew Jackson Parkway, Hermitage, Tennessee, a/k/a Lot 1 and Lot 2, Chandler Square General Commercial PUD, Hermitage, Tennessee in Plat Book 7900, Page 96, Davidson County Register of Deeds.

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

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of October, 2025.

BASHAM PROPERTIES, LLC, a Tennessee limited liability company

By: Susan A Basham
Susan A. Basham, Sole Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a notary public of the state and county aforementioned, personally appeared Susan A. Basham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Sole Member authorized to execute the instrument of Basham Properties, LLC, the within named bargainor, a limited liability company, and that such person as such Sole Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as such Sole Member.

WITNESS my hand and seal at office, on this 17th day of September, 2025.

ERIN SANCHEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 08, 2026

Notary Public

My Commission Expires:

[SEAL]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of Sept, 2025.

MORGAN FAMILY PROPERTIES, LLC, a Washington limited liability company

By: Edward Timothy Morgan, Manager
Edward Timothy Morgan, Manager

STATE OF WASHINGTON
COUNTY OF Thurston

Personally appeared before me, a notary public of the state and county aforementioned, personally appeared Edward T. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Manager authorized to execute the instrument of Morgan Family Properties, LLC, the within named bargainor, a limited liability company, and that such person as such Manager, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as such Manager.

WITNESS my hand and seal at office, on this 16th day of Sept, 2025.

Notary Public

My Commission Expires:
Mar 14, 2029

[SEAL]

ANNETTA A MILLER
Notary Public
State of Washington
Commission # 25010312
My Comm. Expires Mar 14, 2029

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of October, 2025.

Susan A. Basham

SUSAN A. BASHAM, individually

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a notary public of the state and county aforementioned, personally appeared Susan A. Basham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 17th day of September, 2025.

ERIN SANCHEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 04, 2027

Notary Public

My Commission Expires:

[Seal]

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 14th day of October, 2025.

LARA CARPENTER
Notary Public - State of Florida
Commission # HH 663730
My Comm. Expires Apr 13, 2029
Bonded through National Notary Assn.

Lara Carpenter
NOTARY PUBLIC

My Commission Expires:

4/13/2029

Exhibit A

PARCEL 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 1, 2, AND 3 ON BRIGHTWORK'S ADDITION TO HERMITAGE PLAT NO. 1 OF RECORD IN INSTRUMENT NO. 20251007-0079844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME CONVEYED AS FOLLOWS:

TO BASHAM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUIT CLAIM DEED FROM SUSAN A. BASHAM, OF RECORD IN INSTRUMENT NO. 200708060093113, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO MORGAN FAMILY PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FROM MORGAN FAMILY INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 200812030117461, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO SUSAN A. BASHAM BY QUIT CLAIM DEED FROM SUSAN A. BASHAM, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM DODSON AKIN, OF RECORD IN INSTRUMENT NO. 202010070116473, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 2:

A PARCEL OF LAND BEING SITUATED IN THE 4TH CIVIL DISTRICT IN THE TOWN OF HERMITAGE, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND CONCRETE MONUMENT LYING ON THE NORTHEASTERLY RIGHT OF WAY FOR OLD HICKORY BOULEVARD (180 FOOT RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY OF DODSON CHAPEL ROAD (40 FOOT RIGHT OF WAY), THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY, RUN NORTH 19 DEGREES 27 MINUTES 39 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY OF OLD HICKORY BOULEVARD FOR A DISTANCE OF 152.23 FEET TO A FOUND CONCRETE MONUMENT LYING ON THE INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY FROM OLD HICKORY BOULEVARD AND THE SOUTHERLY RIGHT OF WAY OF CSX TRANSPORTATION RAILROAD (100' RIGHT OF WAY); THENCE LEAVING SAID OLD HICKORY BOULEVARD RIGHT OF WAY, RUN NORTH 70 DEGREES 50 MINUTES 14 SECONDS EAST ALONG SAID SOUTHERLY CSX RIGHT OF WAY FOR A DISTANCE OF 127.19 FEET TO A FOUND CAPPED REBAR STAMPED (GRESHAM SMITH) LYING ON THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY FOR CSX TRANSPORTATION AND THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY OF DODSON CHAPEL ROAD; THENCE LEAVING SAID SOUTHERLY CSX RIGHT OF WAY, RUN SOUTH 08 DEGREES 03 MINUTES 43 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY FOR A DISTANCE OF 171.86 FEET TO A FOUND CONCRETE MONUMENT; THENCE RUN SOUTH 71 DEGREES 33 MINUTES 28 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 47.78 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 13,355 SQUARE FEET OR 0.31 ACRES MORE OR LESS.

BEING THE SAME CONVEYED AS FOLLOWS:

TO BASHAM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUIT CLAIM DEED FROM SUSAN A. BASHAM, OF RECORD IN INSTRUMENT NO. 200708060093112, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO MORGAN FAMILY PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FROM BETTY DODSON MORGAN, OF RECORD IN INSTRUMENT NO. 200812030117462, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO SUSAN A. BASHAM BY QUIT CLAIM DEED FROM SUSAN A. BASHAM, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM DODSON AKIN, OF RECORD IN INSTRUMENT NO. 202010070116472, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.