Karen Johnson Davidson County
Batch # 1339065 DEEDQC
10/28/2025 02 05 15 PM 3 pgs
Fees $17 00 Taxes $0 00
20251028-0085737

THIS INSTRUMENT PREPARED BY
Bankers Title & Escrow Dickson, LLC
214 E College Street, Suite B
Dickson, Tennessee 37055
R25-0528-D

QUITCLAIM DEED

ADDRESS NEW OWNER
Shane Properties, LLC
Carl & Barbara Shane
895 Elm Hill Pike
Nashville, TN 37210

SEND TAX BILLS TO
New Owner

MAP-PARCEL
Map 106-01-0-154 00
(portion of)

For and in consideration of One and No/100, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Carl D Shane and wife, Barbara B Shane, hereafter called the "GRANTORS", in order to transfer the remaining acreage known as 895 Elm Hill Pike, Nashville, TN 37210 and being part of the tax parcel identified as Map 106-01-0-154 00 in the Assessor's Office for Davidson County, Tennessee, do hereby quitclaim and convey unto Shane Properties, LLC, a Tennessee limited liability company, all of our right, title and interest, in and to a certain tract or parcel of land being more particularly described as follows

Lying and being in Nashville, Davidson County, Tennessee, also being Lot Two on the Plan of Revised Section Two Murfreesboro Road Inn Property, as of record in Plat Book 6200, Page 448, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows

Beginning at an existing railroad spike at the intersection of the Southerly right of way line of Elm Hill Pike, width varies, and the Westerly property line of the property of Jakie D Cook, as of record in Deed Book 872, Page 816 in the Register's Office of Davidson County, Tennessee, also being Reserve Parcel "A" on the Plan of Section One P' Pool Heights Industrial Subdivision, as of record in Plat Book 3500, Page 55 in the Register's Office of Davidson County, Tennessee Thence leaving the Southerly right of way line of Elm Hill Pike with the Westerly property line of Jakie D Cook, South 36 degrees 44 minutes 6 seconds East 207 30 feet to an existing iron rod at a corner common with the property of Third National Bank, as of record in Deed Book 4370, Page 316, in the Register's Office of Davidson County, Tennessee, thence with the Westerly property line of Third National Bank, South 38 degrees 16 minutes 18 seconds East 87 46 feet to an existing iron rod, thence South 7 degrees 54 minutes 37 seconds West 309 41 feet to an iron rod set, thence North 66 degrees 34 minutes 26 seconds West 57 16 feet to an existing iron rod at a corner common with the property of KMC Partnership and of record as Instrument No 20030711-0096692, in the Register's Office of Davidson County, Tennessee, thence with the Easterly property line of KMC Partnership, North 26 degrees 55 minutes 4 seconds East 133 61 feet to an iron rod set, thence with the Northerly property line of KMC Partnership, North 63 degrees 00 minutes 50 seconds West 228 75 feet to an existing iron rod, thence with the Easterly property line of KMC Partnership, North 3 degrees 2 minutes 22 seconds East 9 43 feet to an iron rod set at a corner common with the Easterly terminus of Alley Number 2072, 18 feet in width, thence continuing with the Easterly terminus of Alley Number 2072 and with the Easterly property line of the property of William H. Hawkins and James M Woodard, Co-Trustees, and of record as Instrument No 20040217-0017777, in the

Register's Office of Davidson County, Tennessee, North 3 degrees 19 minutes 7 seconds East 292 34 feet to an iron rod set in the Southerly right of way line of said Elm Hill Pike, thence with the Southerly right of way line of Elm Hill Pike, South 82 degrees 27 minutes 57 seconds East 43 17 feet to the point of beginning, containing 63,832 square feet (1 465 acres more or less) Legal description based on a survey prepared by Cherry Land Surveying Inc , dated October 5, 2004

Being the same property conveyed to Carl D Shane and Barbara B Shane from Linda H Donoho, as Special Trustee of the William J Donoho, Jr. Living Trust dated June 20, 2002 by Special Warranty Deed dated June 15, 2005 and recorded June 16, 2005 of record as Instrument No 20050616-0068954 and further conveyed to Carl D Shane and Barbara B Shane from Linda H Donoho, as Special Trustee of the William J Donoho, Jr Living Trust, dated June 20, 2002 by Quitclaim Deed dated June 15, 2005 and recorded June 16, 2005 as Instrument No 20050616-0068955, in the Register's Office of Davidson County, Tennessee

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

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

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hands this 24th day of October 2025

SIGNATURES ON FOLLOWING PAGE

GRANTORS

Carl D Shane

Barbara B Shane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said county and state, Carl B Shane and wife, Barbara B Shane, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 24th day of October 2025

Notary Public

My Commission Expires 3-20-28

KAREN PIPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is - 0 -

Affiant

Subscribed and sworn to before me, this the 24th day of October 2025

Notary Public

My Commission Expires 3-20-28

KAREN PIPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON