This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1339124 DEEDQC
10/28/2025 02:58:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20251028-0085815

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Matthew C. Cushing	same	106 00 0 101.00
917 Massman Drive		106 00 0 063.00
Nashville, TN 37217		107 00 0 019.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Matthew C. Cushing (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"), to Matthew C. Cushing (the "Grantee").

The purpose of this deed is to combine all of the tax map/parcels 106 00 0 101.00, 106 00 0 063.00 and 107 00 0 019.00 into one map/tax parcel.

This is unimproved property known as 0 Massman Drive, Nashville Tennessee 37217.

This is improved property known as 917 Massman Drive, Nashville Tennessee 37217.

This is unimproved property known as 0 Massman Drive, Nashville Tennessee 37217.

The legal descriptions are the same as the previous deeds of record.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 28th day of October, 2025.

Matthew C. Cushing

Matthew C. Cushing, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Matthew C. Cushing, Grantor, the within named bargainor, 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 purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of October, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE LENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Matthew C. Cushing, Affiant

Subscribed and sworn to before me this 28th day of October, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE LENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

EXHIBIT A

Tract I

(Formerly Tax Parcel 106 00 0 101.00)

Being a tract of land in Davidson County, Tennessee, located on the north end of Harold Drive, west of Massman Drive, north of Norcross Drive and being Parcel 101.00, as shown on Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows:

BEGINNING at an iron pin located on State Plane Coordinates North 656,996.67 and East 1,758,703.06, said iron pin being on the north end of Harold Drive, and said iron pin being on the east margin of Harold Drive, and said iron pin being on the north line of Parcel 005.00, as shown on Davidson County Tax Map 107-09, belonging to MISHRA Investments, LLC, as evidenced in Instrument Number 20030305-0028719 and being Lot 15 on the Plan of Patricia Heights Annex, in Plat Book 2900, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the southeast line of the property herein described, thence;

1. With the north end of Harold Drive and continuing with the north line of Parcel 001.00, as shown on Davidson County Tax Map 107-09, belonging to Matthew C. Cushing, as evidenced in Instrument Number 20200928-0111487 and being Lot 16 on the Plan of Patricia Heights Annex, in Plat Book 2900, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and with the the southeast line of the property herein described, South 45° 55' 57" West a distance of 142.84 feet to an iron pin, said iron pin being the easternmost point of Parcel 100.00, as shown on Davidson County Tax Map 106-00, belonging to Louis A. McRedmond, as evidenced in Instrument Number 20211102-0146747 and in Deed Book 8233, Page 693, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the north line of said Parcel 001.00, and said iron pin being the southernmost corner of the property herein described, thence;

2. Leaving the north line of said Parcel 001.00, and with the east line of said Parcel 100.00, and with the west line of the property herein described, North 27° 33' 04" West a distance of 631.68 feet to a concrete monument, said concrete monument being located on State Plane Coordinates North 657,457.37 and East 1,758,308.25, and said concrete monument being on the southeast line of Parcel 099 .00, as shown on Davidson County Tax Map 106-00, belonging to Louis A. McRedmond and Linda McRedmond Orsagh, as evidenced in Instrument Number 20080225-0018123 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and said concrete monument being the northwest corner of the property herein described thence;

3. With the south line of said Parcel 099.00, and with the north line of the property herein described, South 83° 52' 09" East a distance of 147.43 feet to an axle, said axle being the southwest corner of Parcel 063.00, as shown on Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and said axle being the

easternmost point of said Parcel 099.00, and said axle being on the north line of the property herein described, thence;

4. With the south line of said Parcel 063.00, and with the north line of the property herein described, South 83° 33' 16" East a distance of 480.70 feet to a concrete monument, said concrete monument being the southeast corner of said Parcel 063.00, and said concrete monument being the southwest corner of Parcel 020.00, as shown on Davidson County Tax Map 107-00, belonging to Bertha Smith Clark Revocable Living Trust, as evidenced in Instrument Number 20190814-0081101, in the Register's Office of Davidson County, Tennessee (RODCT), and said concrete monument being the northwest corner of Parcel 015.00, as shown on Davidson County Tax Map 107-09, belonging to McRedmond Family Partners, as evidenced in Book 9205, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and said concrete monument being the northeast corner of the property herein described, thence;

5. With the west line of said Parcel 015.00, and with the east line of the property herein described, South 06° 52' 37" West a distance of 212.65 feet to an iron pin, said iron pin being the northernmost point of said Parcel 005.00, and said iron pin being the southeast corner of the property herein described, thence;

6. With the north line of said Parcel 005.00, and with the southeast line of the property herein described, South 48° 35' 35" West a distance of 271.96 feet to an iron pin, said iron pin being the point of BEGINNING, containing 192,722 square feet, 4.4242 acres, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated September 10, 2024.

The legal description is the same as the previous deed of record.

Being part of the same property conveyed to Matthew C. Cushing by Executor's Quitclaim Deed from Matthew C. Cushing, as Executor of the Estate of Stephen McRedmond to Matthew C. Cushing in Instrument Number 20200928-0111487 in the Register's Office for Davidson County, Tennessee, as to an undivided fifty percent (50%) interest; and being the same property conveyed to Matthew C. Cushing by Quitclaim Deed from Louis A. McRedmond and wife, Martha McRedmond, dated September 25, 2024, of record at Instrument No. 20240925-0074458 in said Register's Office, as to an undivided fifty percent (50%) interest.

Tract II

(Formerly Tax Parcel 106 00 0 063.00)

Being a tract of land in Davidson County, Tennessee, located north of Harold Drive, west of Massman Drive, north of Norcross Drive and being Parcel 063.00, as shown on Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows:

To find the true point of BEGINNING, start at an iron pin located on State Plane Coordinates North 656,996.67 and East 1,758,703.06, said iron pin being on the north end of Harold Drive, and said iron pin being on the east margin of Harold Drive, and said iron pin being on the north line of

Parcel 005.00, as shown on the Davidson County Tax Map 107-09, belonging to MISHRA Investments, LLC, as evidenced in Instrument Number 20030305-0028719 and being Lot 15 on the Plan of Patricia Heights Annex, in Plat Book 2900, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the southeast line of Parcel 101.00, as shown on the Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), thence; With the north end of Harold Drive and continuing with the north line of Parcel 001.00, as shown on the Davidson County Tax Map 107-09, belonging to Matthew C. Cushing, as evidenced in Instrument Number 20200928-0111487, and being Lot 16 on the Plan of Patricia Heights Annex, in Plat Book 2900, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and with the southeast line of said Parcel 101.00, South 45° 55' 57" West a distance of 142.84 feet to an iron pin, said iron pin being the southernmost point of said Parcel 101.00, and said iron pin being the easternmost point of Parcel 100.00, as shown on the Davidson County Tax Map 106-00, belonging to Louis A. McRedmond, as evidenced in Instrument Number 20211102-0146747 and in Deed Book 8233, Page 693, in the Register's Office of Davidson County, Tennessee (RODCT), with the east line of said Parcel 100.00, and with the west line of said Parcel 101.00, thence, North 27° 33' 04" West a distance of 631.68 feet to a concrete monument, said concrete monument being located on State Plane Coordinates North 657,457.37 and East 1,758,308.25, and said concrete monument being on the southeast line of Parcel 099.00, as shown on Davidson County Tax Map 106-00, belonging to Louis A. McRedmond and Linda McRedmond Orsagh, as evidenced in Instrument Number 20080225-0018123 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and said concrete monument being the northwest corner of said Parcel 101.00, thence; With the south line of said Parcel 099.00, and with the north line of said Parcel 101.00, South 83° 52' 09" East a distance of 147.43 feet to an axle, said axle being the southwest corner of said Parcel 063.00, and said axle being the easternmost point of said Parcel 099 .00, and said axle being on the north line of said Parcel 101.00, and said axle being the southwest corner of the property herein described, and said axle being the true point of BEGINNING, thence;

1. Leaving the north line of said Parcel 101.00, and with the east line of said Parcel 099.00, and with the west line of the property herein described, North 26° 02' 39" West passing an iron pin at a distance of 307.00 feet and passing a second iron pin located on State Plane Coordinates North 658,066.05 and East 1,758,149.69 at a distance of 695.00 feet and total distance of 794.00 feet to an iron pin and said iron pin being the southwest corner of Parcel 152.00, as shown on Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the east line of Tract 4 Revised (the north remainder of Parcel 097.00), as shown on Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northwest corner of the property herein described, thence;

2. With the south line of said Parcel 152.00, and with the north line of the property herein described, North 83° 05' 13" East a distance of 515.12 feet to an iron pin, said iron pin

being the southeast corner of said Parcel 152.00, and said iron pin being on the west line of Parcel 138.00, as shown on Davidson County Tax Map 107-00, belonging to McRedmond Family Partners, as evidenced in Book 9205, page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northeast corner of the property herein described, thence;

3. With the west line of said Parcel 138.00, and with the east line of the property herein described, South 21° 23' 12" East a distance of 39.33 feet to a concrete monument, said concrete monument being the southwest corner of said Parcel 138.00, and said concrete monument being the northwest corner of Parcel 019.00, as shown on Davidson County Tax Map 107-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Deed Book 10924, Page 350, in the Register's Office of Davidson County, Tennessee (RODCT), thence;

4. With the west line of said Parcel 019.00, and with the east line of the property herein described, South 20° 45' 52" East passing a concrete monument at a distance of 597.78', said concrete monument being the southwest corner of said Parcel 019.00, and said concrete monument being the northwest corner of Parcel 020.00, as shown on Davidson County Tax Map 107-00, belonging to Bertha Smith Clark Revocable Living Trust, as evidenced in Instrument Number 20190814-0081101, in the Register's Office of Davidson County, Tennessee (RODCT), a total distance of 847.78 feet to a concrete monument, said concrete monument being the southwest corner of said Parcel 020.00, and said concrete monument being the northwest corner of Parcel 015.00, as shown on Davidson County Tax Map 107-09, belonging to McRedmond Family Partners, as evidenced in Book 9205, page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and said concrete monument being the northeast corner of said Parcel 101.00, and said concrete monument being the southeast corner of the property herein described, thence;

5. With the north line of said Parcel 101.00, and with the south line of the property herein described, North 83° 33' 16" West a distance of 480.70 feet to an axle, said axle being the point of BEGINNING, containing 8.7945 acres, 383,090 square feet, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated September 10, 2024.

The legal description is the same as the previous deed of record.

Being part of the same property conveyed to Matthew C. Cushing by Executor's Quitclaim Deed from Matthew C. Cushing, as Executor of the Estate of Stephen McRedmond to Matthew C. Cushing in Instrument Number 20200928-0111487 in the Register's Office for Davidson County, Tennessee, as to an undivided fifty percent (50%) interest; and being part of the same property conveyed to Matthew C. Cushing by Quitclaim Deed from Louis A. McRedmond and wife, Martha McRedmond, dated September 25, 2024, of record at Instrument No. 20240925-0074468 in said Register's Office, as to an undivided fifty percent (50%) interest.

Tract III

(Formerly Tax Parcel 107 00 0 019.00)

Being a tract of land in Davidson County, Tennessee, located north of Harold Drive, west of Massman Drive, north of Norcross Drive and being Parcel 019.00, as shown on the Davidson County Tax Map 107-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Deed Book 10924, Page 350, in the Register's Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows:

To find the true point of BEGINNING, start at an iron pin located on State Plane Coordinates North 656,996.67 and East 1,758,703.06, said iron pin being on the north end of Harold Drive, and said iron pin being on the east margin of Harold Drive, and said iron pin being on the north line of Parcel 005.00, as shown on the Davidson County Tax Map 107-09, belonging to MISHRA Investments, LLC, as evidenced in Instrument Number 20030305-0028719 and being Lot 15 on the Plan of Patricia Heights Annex, in Plat Book 2900, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the southeast line of Parcel 101.00, as shown on the Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), thence; With the north end of Harold Drive and continuing with the north line of Parcel 001.00, as shown on the Davidson County Tax Map 107-09, belonging to Matthew C. Cushing, as evidenced in Instrument Number 20200928-0111487, and being Lot 16 on the Plan of Patricia Heights Annex, in Plat Book 2900, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and with the southeast line of said Parcel 101.00, South 45° 55' 57" West a distance of 142.84 feet to an iron pin, said iron pin being the southernmost point of said Parcel 101.00, and said iron pin being the easternmost point of Parcel 100.00, as shown on the Davidson County Tax Map 106-00, belonging to Louis A. McRedmond, as evidenced in Instrument Number 20211102-0146747 and in Deed Book 8233, Page 693, in the Register's Office of Davidson County, Tennessee (RODCT), with the northeast line of said Parcel 100.00, and with the southeast line of said Parcel 101.00, thence, North 27° 33' 04" West a distance of 631.68 feet to a concrete monument, said concrete monument being located on State Plane Coordinates North 657,457.37 and East 1,758,308.25, and said concrete monument being on the southeast line of Parcel 099.00, as shown on Davidson County Tax Map 106-00, belonging to Louis A. McRedmond and Linda McRedmond Orsagh, as evidenced in Instrument Number 20080225-0018123 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and said concrete monument being the northwest corner of said Parcel 101.00, thence; With the south line of said Parcel 099.00, and with the north line of said Parcel 101.00, South 83° 52' 09" East a distance of 147.43 feet to an axle, said axle being the southwest corner of Parcel 063.00, as shown on Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-0112314, in the Register's Office of Davidson County, Tennessee (RODCT), and said axle being the easternmost point of said Parcel 099 .00, and said axle being on the north line of said Parcel 101.00, and said axle being the southwest corner of Parcel 063.00, as shown on the Davidson County Tax Map 106-00, belonging to Matthew C. Cushing and Louis A. McRedmond, as evidenced in Instrument Number 20200928-0111487 and in Instrument Number 20040917-

0112314, in the Register's Office of Davidson County, Tennessee (RODCT), thence; With the south line of said Parcel 063.00, and with the north line of said Parcel 101.00, South 83° 33' 16" East a distance of 480.70 feet to a concrete monument, said concrete monument being the northeast corner of said Parcel 101.00, and said concrete monument being the southeast corner of said Parcel 063.00, and said concrete monument being the southwest corner of Parcel 020.00, as shown on Davidson County Tax Map 107-00, belonging to Bertha Smith Clark Revocable Living Trust, as evidenced in Instrument Number 20190814-0081101, in the Register's Office of Davidson County, Tennessee (RODCT), and said concrete monument being the northwest corner of Parcel 015.00, as shown on Davidson County Tax Map 107-09, belonging to McRedmond Family Partners, as evidenced in Book 9205, Page 37, in the Register's Office of Davidson County, Tennessee (RODCT); Leaving the south line of said Parcel 063.00, and with the east line of said Parcel 063.00, and with the west line of said Parcel 020.00, North 20° 45' 52" West a distance of 250.00 feet to a concrete monument, said concrete monument being on the east line of said Parcel 063 .00, and said concrete monument being the northwest corner of said Parcel 020.00, and said concrete monument being the southwest corner of the property herein described, and said concrete monument being the true point of BEGINNING, thence;

1. With the east line of said Parcel 063.00, and with the west line of the property herein described, North 20° 45' 52" West a distance of 597.78 feet to a concrete monument, said concrete monument being on the east line of said Parcel 063.00, and said concrete monument being the southwest corner of Parcel 138.00, as shown on Davidson County Tax Map 107-00, belonging to McRedmond Family Partners, as evidenced in Book 9205, page 37, in the Register's Office of Davidson County, Tennessee (RODCT), and said concrete monument being the northwest corner of the property herein described, thence;

2. Leaving the east line of said Parcel 063.00, and with the south line of said Parcel 138.00, and continuing with the south line of Parcel 109.00, as shown on Davidson County Tax Map 107-00, belonging to Ben Jones, Jr. and Gloria Jean Jones, as evidenced in Instrument Number 20200821-0094794, in the Register's Office of Davidson County, Tennessee (RODCT), and with the north line of the property herein described, South 89° 15' 58" East a distance of 400.18 feet to a concrete monument, said concrete monument being the southeast corner of said Parcel 109.00, and said concrete monument being on the west margin of Massman Drive, and said concrete monument being the northeast corner of the property herein described, thence;

3. With the west margin of Massman Drive, and with the east line of the property herein described, South 14° 19' 53" East a distance of 428.29 feet to an iron pin at the beginning of a curve to the left, thence;

4. Continuing with the west margin of Massman Drive, and with the east line of the property herein described, and with said curve to the left, (said curve having a radius of 1825.00 feet, having a chord bearing of South 17° 17' 08" East, having a chord distance of 188.12 feet, having a delta angle of 05° 54' 31 "), a curve distance of 188.20 feet to an iron pin, said iron pin being the northeast corner of said Parcel 020.00, and said iron pin being the southeast corner of the property herein described, thence;

5. Leaving the west margin of Massman Drive and with the north line of said Parcel 020.00, and with the south line of the property herein described, North 83° 21' 36" West a distance of 352.49 feet to a concrete monument, said concrete monument being the point of

BEGINNING, containing 4.8140 acres, 209,698 square feet, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated September 10, 2024.

The legal description is the same as the previous deed of record.

Being part of the same property conveyed to Matthew C. Cushing by Executor's Quitclaim Deed from Matthew C. Cushing, as Executor of the Estate of Stephen McRedmond to Matthew C. Cushing in Instrument Number 20200928-0111487 in the Register's Office for Davidson County, Tennessee, as to an undivided fifty percent (50%) interest; and being part of the same property conveyed to Matthew C. Cushing by Quitclaim Deed from Louis A. McRedmond and wife, Martha McRedmond, dated September 25, 2024, of record at Instrument No. 20240925-0074468 in said Register's Office, as to an undivided fifty percent (50%) interest.

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, hereby make oath that I am a licensed attorney and/or the 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 October 28, 2025

Carolyn S. Wenzel

October 29, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of October, 2025.

Notary Public

My Commission Expires: 5/8/29

