This Instrument Prepared By:

Brooks, Rocha, Colby & Rice, PLLC
400 N. Tampa Street, Suite 1910
Tampa, FL 33602

Karen Johnson Davidson County
Batch # 1342745 DEEDQC
11/07/2025 10:31:56 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251107-0088844

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
BW Hermitage Orphan, LLC 3708 W. Swann Ave., Suite 200 Tampa, FL 33609	Same
Map & Parcel No.: 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, **BW TENNESSEE OLD HICKORY LLC**, a Florida limited liability company ("Grantor"), does hereby quitclaim and convey unto **BW HERMITAGE ORPHAN, LLC**, a Florida limited liability company ("Grantee"), its successors and assigns, all of its 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 unimproved property, being approximately 0.31 acres of land, in the City of Nashville, Davidson County, Tennessee.

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 27th day of October, 2025.

BW TENNESSEE OLD HICKORY LLC, a Florida limited liability company

By: Brightwork Real Estate, Inc., a Florida corporation, its Manager

By: _____
Name: T. Austin Simmons
Title: President

STATE OF FLORIDA)
) SS.
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of October, 2025, by T. Austin Simmons, as President of Brightwork Real Estate, Inc., a Florida corporation, as Manager of BW TENNESSEE OLD HICKORY LLC, a Florida limited liability company, on behalf of said entity, who ☑ is personally known to me or ☐ has produced _____ as identification.

Lara Carpenter
NOTARY PUBLIC, State and County Aforesaid
Name: Lara Carpenter
My commission expires: 04/13/2029
My commission number: HH663730

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

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The actual consideration for this transfer is $10.00.

AFFIANT

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

Lara Carpenter
NOTARY PUBLIC

My Commission Expires:

04/13/2029

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

Exhibit A

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 part of the same property conveyed to BW Tennessee Old Hickory, LLC a Florida limited liability company, by deed from Basham Properties, LLC, a Tennessee limited liability company, Morgan Family Properties, LLC, a Washington limited liability company, and Susan A. Basham, an individual, of record in Instrument No. 20251016-0082413, in the Register's Office of Davidson County, Tennessee.