PREPARED BY AND RETURN TO:

Todd Jackson Law
3326 Aspen Grove Dr. Ste. 400
Franklin TN. 37067

Karen Johnson Davidson County
Batch# 1346412 DEEDQC
11/14/2025 01:45:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20251114-0091034

| ADDRESS OF NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| William R. Sattler Family Trust<br>48 Governors Rd.<br>Hilton Head, SC 29928 | New Owner |

**TAX MAP - PARCEL NUMBERS: P/O 133 09 0 009.00**

# Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Stafford Partners No. 1, L.P., a Tennessee limited partnership** does hereby quitclaim unto **Edythe S. Dugger and William Duane Dugger, Co-Trustees of the William R. Sattler Family Trust dated June 26, 2012,** their successors and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land situated in the 26th Civil District, City of Nashville, Davidson County, Tennessee, in the south margin of McNally Drive (R/W 60'), being an easterly portion of Lot 44 on the Final Plat "Allied Industrial Park, Resubdivision of Reserve Parcel 9, Section 10", of record in Plat Book 4470, Page 111, in the Register's Office for Davidson County, TN, and being more particularly described as follows:
Beginning at an existing railroad spike in the south margin of McNally Drive (R/W 60'), said spike being N 84°23'23" W a distance of 119.98 feet from an existing 5/8" iron rod at the northeast corner of Lot 45 on the Final Plat "Resubdivision of Lot 44 of the Resubdivision of Reserve Parcel 9, Section 10, Allied Industrial Park and Lot 45 of Section 17, Allied Industrial Park", of record in Instrument No.:20151123-0118384, said Register's Office, said point of beginning being formerly the northeast corner of Lot 44 on the Final Plat "Allied Industrial Park, Resubdivision of Reserve Parcel 9, Section 10", said Book and Page;
Thence, with the easterly lot line of the former Lot 44, S 06°07'39" W a distance of 254.80 feet to an existing iron rod by TN RLS #1394 in the north margin of CSX Railroad (R/W 50' from centerline);
Thence, with said north margin of CSX Railroad, N 80°35'36" W a distance of 9.80 feet to an iron rod at the southwest corner of Lot 45 on the Final Plat "Resubdivision of Lot 44 of the Resubdivision of Reserve Parcel 9, Section 10, Allied Industrial Park and Lot 45 of Section 17, Allied Industrial Park", of record in Instrument No.:20151123-0118384, said Register's Office;
Thence, with the west line of said Lot 45, N 05°35'44" E a distance of 254.14 feet to an iron rod in the south margin of McNally Drive (R/W 60');
Thence, with said south margin, S 84°23'23" E a distance of 12.15 feet to the point of beginning, containing 2,791 square feet, or 0.06 acres, more or less.

Being part of the same property conveyed to Stafford Partners No. 1, L. P., a Tennessee limited partnership by Special Warranty Deed from Polak Properties, LLC, a Tennessee limited liability company, dated August 21, 2014, recorded August 22, 2014 of record in Instrument No. 20140822-0076950, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND on this the 10th day of November, 2025

**Stafford Partners No. 1, L.P.**

By: _____
**Ann Thurman, General Partner**

STATE OF TENNESSEE
COUNTY OF Williamson

***PERSONALLY APPEARED BEFORE ME***, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Ann Thurman**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged herself to be the General Partner of Stafford Partners No. 1, L. P., and that as such General Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 10th day of November, 2025 2025.

My commission expires: March 26, 2029

_____
Notary Public

(Seal)

LESLIE RAMSAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**William R. Sattler Family Trust dated June 26, 2012**

By: Edythe S. Dugger
**Edythe S. Dugger, Co-Trustee**

STATE OF South Carolina
COUNTY OF Beaufort

***PERSONALLY APPEARED BEFORE ME***, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Edythe S. Dugger, Co-Trustee of the William R. Sattler Family Trust dated June 26, 2012,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of The William R. Sattler Family Trust the within named bargainor, a Trust and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Co-Trustee.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 6 day of November 2025.

My commission expires:

Notary Public

(Seal)

BRIAN JOHN ORTIZ
MY COMM. EXP.
NOTARY
PUBLIC
07/20/2031
SOUTH CAROLINA

**William R. Sattler Family Trust dated June 26, 2012**

By: William Duane Dugger
**William Duane Dugger, Co-Trustee**

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STATE OF TN
COUNTY OF Knox

***PERSONALLY APPEARED BEFORE ME***, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **William Duane Dugger, Co-Trustee of the William R. Sattler Family Trust dated June 26, 2012,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of The William R. Sattler Family Trust the within named bargainor, a Trust and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Co-Trustee.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 05 day of November 2025.

My commission expires:
Apr. 11, 2029

Tonya Ingram
Notary Public

(Seal)

TONYA INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

***I HEREBY SWEAR OR AFFIRM*** that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 14 day of November 2025.

Affiant

**SWORN TO AND SUBSCRIBED BEFORE ME**, this the 14 day of November 2025.

My commission expires:

Notary Public

(Seal)

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-06-2027

**Certificate of Authenticity**

I, Susan Jackson, do 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 Nov. 14, 2025 (date).

Susan Jackson

11/14/25
Date

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me Leah A Turner, a Notary Public of said county and state Susan Jackson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Sworn to and subscribed before me this 14 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

Notary's Seal

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028