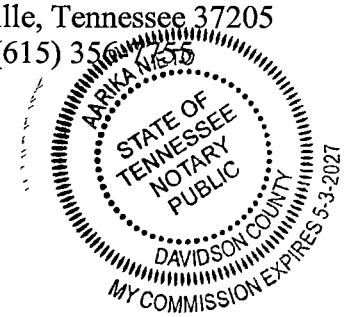
Karen Johnson
Batch # 1349946
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Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
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THIS INSTRUMENT PREPARED BY: WOOD STABELL LAW GROUP, PLLC 4535 Harding Pike Ste. 100 Nashville, Tennessee 37205 (615) 356-7355 	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $10.00 Affiant Subscribed and sworn to before me, this 18 day of November, 2025. Notary Public My Commission Expires: 05-03-2027

Address New Owner: Family and Children's Service 2400 Clifton Avenue Nashville, TN 37209	Send Tax Bills to: Same	Tax Information: Map-Parcel 092-110-369.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FCS New Market Landlord, Inc.,** a Tennessee nonprofit corporation (hereinafter collectively referred to as the "Grantor"), does hereby quitclaim and convey unto **Family and Children's Service** (hereinafter, the "Grantee"), its successors and assigns, all of the Grantors' right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which are described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

These are improved properties known as 2400 Clifton Avenue, Nashville, Tennessee 37209.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 18 day of November, 2025.

GRANTOR:

FCS NEW MARKET LANDLORD, INC.

By: _____
Name: Michael McSurdy
Title: Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael McSurdy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be CEO of FCS New Market Landlord, Inc., the within named bargainor, a Tennessee nonprofit corporation, and that he as such CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the nonprofit corporation by him as CEO.

Witness my hand and seal, at Office in aforesaid County and State, this 18 day of November, 2025.

AARIKA NIETO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

_____
Notary Public

My commission expires: _____

EXHIBIT A TO THE QUITCLAIM DEED

Property Description

TRACT I

Beginning at an iron rod in the northern right of way of Clifton Avenue, said point being the southeastern corner of the herein described tract and the southwestern corner of the R M Dixon Real Estate property as described in Instrument 20110805-0060509 RODC, being North 83°34'55" W, 30.50 feet from the northwest right of way of the railroad crossing Clifton Avenue;

Thence, with the north right of way of Clifton Avenue, N83°34'55" W, 113.62 feet to an iron rod at the southeast corner of the Mt. Nebo Baptist Church property as described in Deed Book 2280 Page 510 RODC; Thence, leaving said right of way, N07°19'52" E, 202 50 feet to an iron rod at the centerline of the terminus of Pearl Street; Thence, with the old centerline of Pearl Street, S82°53'24" E, 25.00 feet to an iron rod; Thence, N07°19'52" E, 202.50 feet to an iron rod in the southern right of way of Merry Street at the northeast corner of the John Hays' property as described in Instrument 20050103-0000634 RODC; Thence, with said right of way, S83°41'14" E, 206.80 feet to an iron rod at the northwest corner of the R M Dixon Real Estate property as described in Instrument 20110805-0060509 RODC; Thence, with Dixon's west line the next four calls, S06°56'40" W, 193 17 feet to an iron rod; Thence, S15°57'46" W, 97.73 feet to an iron rod; Thence, S44°28'05" W, 31 60, Thence, S50°18'54" W, 125.74 feet to the point of beginning and containing 80,929 square feet or 1.858 acres.

TRACT II

An easement for ingress and egress to Tract I for all purposes, on and over a tract of land being part of Lot Nos. 27 and 29 on the Joseph W. Bell Plan of record in Book 21, page 13, Register's Office for Davidson County, Tennessee and part of "closed" 24th Avenue North, declared closed, vacated and abandoned in Metropolitan County Council Bill No. 70-1313, and being more particularly described according to a property survey by fohn Kohl and Company, P C., dated November 4, 1983, and revised November 10, 1983, as follows:

Beginning at a point in the Northerly margin of Clifton Avenue, at the Northwest intersection of the Illinois Central Railroad property and Clifton Avenue; thence with the Northerly margin of Clifton Avenue, N83°02'49"W, 30.51 feet to a point; thence N50°18'54"E, 125.74 feet to a point, thence N44°28'05"E, 31 60 feet to a fence post, said point being the Southwest corner of the above described Tract I; thence S65°17'05"E, 47 70 feet to a fence post in the Northwest margin of the Illinois Central Railroad property; thence with the Northwest margin of said Railroad property, S56°43'26"W, 157.82 feet to the point of beginning and containing 4766 square feet or 0.109 acres.

Being the same property conveyed to **FCS NEW MARKET LANDLORD, INC.,** a nonprofit corporation, by deed from Family & Children's Service, a nonprofit corporation, recorded as Instrument No. 20171222-0130812, Register's Office for Davidson County, Tennessee.