Karen Johnson
Batch # 1351433
11/26/2025 10 57 38 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20251126-0094453

THIS INSTRUMENT PREPARED BY.
Bankers Title & Escrow Corp.
5107 Mayland way, Ste 115
Brentwood, TN 37027

QUITCLAIM DEED

Address New Owner.	Send Tax Bills To.	Tax Parcel Number:
Battle of Nashville Trust, Inc. 4700 Lealand Ln Nashville, TN 37220	Same	13111006000

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10 00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THE TENNESSEE HISTORICAL SOCIETY**, a Tennessee corporation (the "Grantor"), hereby quitclaims and conveys to **THE BATTLE OF NASHVILLE TRUST, INC.**, a Tennessee corporation and its successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to the property described on Exhibit A hereof.

This is unimproved property.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 25 day of November, 2025.

THE TENNESSEE HISTORICAL SOCIETY,
a Tennessee corporation

By: Anna Durham Windrow
Name: Anna Durham Windrow
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anna Durham Windrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of The Tennessee Historical Society, the within named bargainor, a Tennessee corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of November, 2025.

Patti Rocha
NOTARY PUBLIC

My Commission Expires: 1-22-29

PATTI ROCHA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 22, 2029

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant

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

Notary Public

My Commission Expires. 7/3/28

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Being a tract of land lying in Davidson County, Tennessee, also know as Reserved Parcel on the Plan of Section 1, Seven Hills Subdivision, as of record in Plat Book 2133, Page 81, at the Register's Office for Davidson County, Tennessee, being more particularly described based on a survey performed by Jeffrey K. Kimbro, RLS No.1756, dated May 1, 2006 as follows;
Commencing at an existing iron rod on the westerly right-of-way line of Benton Smith Road, at a corner common with Jessica J. Peoples, as of record in Deed Instrument No. 20101028-0086487 and Joshua T. Condon, as of record in Deed Instrument No. 20230629-0049746, at said Register's Office;
Thence leaving the westerly right-of-way line of Benton Smith Road with the common line between Jessica J. Peoples and Joshua T. Condon, North 81 deg 18 min 29 sec West, 284.00 feet to an existing concrete monument being the point of beginning;
Thence continuing with the northerly property line of Joshua T. Condon and Barn Sweetman, as of record in Deed Instrument No. 20220412-0042477, at said Register's Office, North 81 deg 18 min 29 sec West, 115.84 feet to an existing iron rod at a corner common with Evgueni Soucharin, as of Record in Book 11271, Page 349, at said Register's Office;
Thence with the easterly property line of Evgueni Soucharin and Thomas L. Bugg Revocable Living Trust, as of record in Deed Instrument No. 20200518-0051185, at said register's Office, North 12 deg 17 min 16 sec East, 374.20 feet to an existing iron rod at a corner common with Patsy Ann McCall, as of record in Book 8803, Page 277, at said register's Office;
Thence with the easterly property line of Patsy Ann McCall and William H. Hardie, III, as of record in Deed Instrument No. 20210105-0001501, at said Register's Office, North 39 deg 42 min 40 sec East, 264.20 feet to an existing concrete monument at a corner common with Charles R. Pruett, as of record in Deed Instrument No. 20240402-0023503 and KE Holdings, LLC, as of record in Deed Instrument No. 202203090026792 and Terence E. Komp, as of record in Book 10798, Page 463, at said Register's Office;
Thence with the westerly property line of Terence E. Komp and The Battle of Nashville Preservation Society, as of record in Book 9563, Page 197, at said Register's Office, South 15 deg 30 min 16 sec East, 254.79 feet an existing iron rod in concrete at a corner common with James D. Kay, Jr. as of record in Deed Instrument No. 2013014-0107502, at said Register's Office;
Thence with the westerly property line of James D. Kay, Jr.

South 22 deg 00 min 16 sec West, 168.71 feet to an existing concrete monument at a corner common with said Jessica J. Peoples;
Thence with the westerly property line of Jessica J. Peoples, South 36 deg 58 min 07 sec West, 230.84 feet to the point of beginning, containing 98,849 square feet (2.27 acres more or less).
Being the same property conveyed to The Tennessee Historical Society, as of record in Book 2700, Page 349, at said Register's Office.