Karen Johnson Davidson County
Batch# 1353229 DEEDQC
12/03/2025 12:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251203-0095948

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Triple S Holdings LLC 2851 Polo Club Road Nashville, TN 37221	New Owner	13400011000

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Scott Fowlkes**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Triple S Holdings LLC**, a Tennessee limited liability company, ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Beginning at an iron pin set in the northerly margin of Antioch Pike (formerly Mill Creek Valley Pike) at the southernmost corner of W. Art Stinson (Book 7013, page 153, Register's Office for Davidson County, Tennessee), 341.03 feet east of the intersection of Antioch Pike and CSX;
Thence with the boundary of Stinson N 43 deg. 04' 04" E 202.04 feet to a point which is south of and 50 feet distant from the centerline of the former Nashville Chattanooga and St. Louis Railroad Radnor Yard Main Track;
Thence with a curve described as follows: Delta=03 deg. 12' 55"; Radius=2814.93 feet; Tangent=79.01 feet; Length=157.97 feet; Chord=157.95 feet; Chord Bearing=S 65 deg. 26' 31" E;
Thence S 42 deg. 59' 12" W 262.30 feet;
Thence with the margin of Antioch Pike N 43 deg. 04' 38" W 150.49 feet to the beginning, containing 0.80 acres more or less, according to a survey by Barry Greer, Tenn. R.L.S. No. 211, Mt. Juliet, TN, dated 10/24/91.

Together with the easements created to benefit the above-described property as described in the Reciprocal Access and Cross Parking Easement of record in Book 10798, page 725, Register's Office for Davidson County, Tennessee.

The above-described property is subject to the following easement which is reserved for the benefit of the property known generally as 1186 Antioch Pike (Map 134, Parcel 111): an easement over, across and under the above described property for the portion of the building serving the property known generally as 1186 Antioch Pike (Map 134, Parcel 111), which, currently constructed, encroaches upon the above-described property, which easement shall include location and use of said building on said property and maintenance thereof.

Being the same property conveyed to **Scott Fowlkes**, by Warranty Deed dated August 30, 2001, from **Coit Services, Inc.**, a California corporation, recorded in Instrument No. 20010906-0096621, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1182 Antioch Pike, Nashville, TN 37211.**

Scott Fowlkes and **Robert Scott Fowlkes** are one and the same person.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 2nd day of December 2025.

Scott Fowlkes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Scott Fowlkes**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December 2025.

Notary Public

My Commission Expires:
7/06/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 2nd day of December 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Josh Tillman**, 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 December 2, 2025.

Affiant Signature

December 2, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of December 2025.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028