Karen Johnson
Batch # 1353823
12/04/2025 11 30 29 AM
Fees $32 00 Taxes $0 00
Davidson County
DEEDQC
6 pgs
20251204-0096463

THIS INSTRUMENT PREPARED BY: WOOD STABELL LAW GROUP, PLLC 4535 Harding Pike Ste. 100 Nashville, Tennessee 37205 (615) 356-7755	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $10.00 Affiant Subscribed and sworn to before me, this 26th day of NOV, 2025. Notary Public My Commission Expires: 5-3-2027

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

Address New Owner: CDM Scottsboro, LLC 7661B Charlotte Pike Nashville, TN 37209	Send Tax Bills to: Same	Tax Information: Map-Parcel 047 00 0 121.00

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, **Scottsboro Properties,** a Tennessee general partnership (hereinafter collectively referred to as the "Grantor"), does hereby quitclaim and convey unto **CDM Scottsboro, LLC** (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 5633 Old Hickory Boulevard, Nashville, TN 37218.

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 8th day of November, 2025

GRANTORS

SCOTTSBORO PROPERTIES, A TENNESSEE GENERAL PARTNERHSIP

PTR

Christopher D. Corby, Partner

State of Georgia
County of Muscogee

This instrument was acknowledged before me this 8th day of November (month), 2025 (year), by Chris Corby (name of signer)

____ Personally Known
✓ Produced Identification
Type and # of ID DR License
(Seal)

(Signature Notary)

Name of Notary Typed, Stamped or Printed)
Notary Public, State of Georgia my expires 9/7/29

John Durand PTR

John Durand, Partner

State of Georgia
County of Muscogee

This instrument was acknowledged before me this 8th day of November (month), 2025 (year), by John Durand (name of signer)
_____ Personally Known
✓ Produced Identification
Type and # of ID DR License
(Seal)

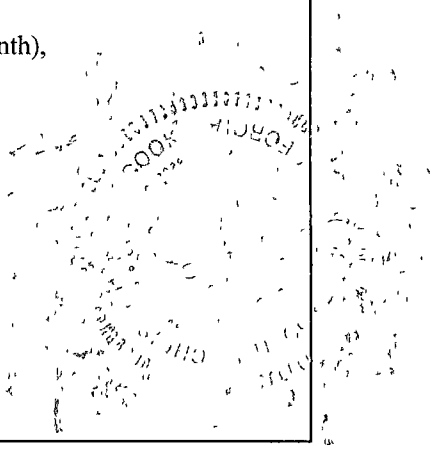
(Signature Notary)

Name of Notary Typed, Stamped or Printed)
Notary Public, State of Georgia expires 9/7/29

James Patrick McHenry, PTR
James Patrick McHenry, Partner

State of Georgia
County of Muscogee

This instrument was acknowledged before me this 8th day of November (month), 2025 (year), by James McHenry (name of signer)
____ Personally Known
✓ Produced Identification
Type and # of ID DL License
(Seal)



(Signature Notary)

Name of Notary Typed, Stamped or Printed)
Notary Public, State of Georgia 7/7/29 expires

EXHIBIT A TO THE QUITCLAIM DEED

Property Description

Tract No. VII on the Jesse Hamoton Division of Tract No. 16 of the E.E. Brown Lands, not of record, described according to a survey by Ralph W. C. Lambert, dated June 22, 1976, and revised July 19, 1976 as follows:

BEGINNING at an iron pin in the westerly margin of Old Hickory Boulevard, thence North 22 degrees East 122.5 feet to an iron pin; thence continuing along said margin North 29 degrees 15 minutes East 61.9 Feet to an iron pin; thence leaving said margin North 69 degrees 46 minutes 49 seconds West 361.4 feet to an iron pin; thence South 12 degrees 23 minutes 09 seconds West 71.36 feet to an iron pin; thence in a westerly direction 178 feet to an iron pin; thence North 45 degrees 44 minutes West 1,101.15 feet to an iron pin; thence North 51 degrees 58 minutes 05 seconds East 1,216.08 feet to an iron pin; thence North 1 degree 58 minutes East 1,245.19 feet to an iron pin; thence North 87 degrees 48 minutes 20 seconds West 915.98 feet to an iron pin; thence South 22 degrees West 1,895.79 feet to an iron pin; thence South 49 degrees 51 minutes East 2,363.22 feet to an iron pin; thence South 60 degrees 27 minutes East 854.2 feet to the point of beginning and containing 58.67 acres, more or less.

Being the same property conveyed equally to Scottsboro Properties, a Tennessee general partnership, by warranty deed from Homer B. Gerguson and wife, Beulah M. Ferguson, of record in Book 7232 Page 747, in the Register's Office for Davidson County, Tennessee.