Karen Johnson Davidson County
Batch # 1359478 DEEDQC
12/18/2025 02:16:23 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20251218-0100725

This instrument prepared by
State of Tennessee
Department of Transportation
Legal Office
Region 3 – 6601 Centennial Blvd.
Nashville, TN 37243

Federal Project No. N/A
State Project No. 19074-2236-04
Davidson County
Tract Nos. 1, 2
Excess Land
Request No. 7476

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	REAL TAX RESPONSIBILITY:	MAP/PARCEL:
Dunder Mifflin, LLC 213 Woodford Place Nashville, TN 37215	Same	050-12-0A-008.00-CO

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of THREE HUNDRED THIRTY THOUSAND and no/100 ($330,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the STATE OF TENNESSEE, acting by its Commissioner of Transportation, under the authority of Tennessee Code Annotated § 12-2-112(a)(8), hereby Quitclaims unto DUNDER MIFFLIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, all its right, title and interest, in and to the following described real estate located in the 3rd Council District in Davidson County, Tennessee:

Being a portion of land currently within the public right-of-way and bounded by Doverside Drive to the West, land previously conveyed to Dunder Mifflin, LLC in Instrument Number 20141113-0104686 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN) to the North, Dickerson Road (State Route 11) to the East, and Briley Parkway (State Route 155) to the South;

Beginning at the Southwesterly corner of Dunder Mifflin, LLC, also being Lot 3B as shown on the Final Plat of the Re-Subdivision of Lot 3, Nashville Commons, First Revision, of record in Instrument Number 20110801-0058946 (R.O.D.C., TN), said corner being along the Easterly margin of Doverside Drive, thence leaving said margin and with the southerly line of Lot 3B for the following 2 calls, North 88 degrees 58 minutes 57 seconds East, a distance of 135.24 feet to a ½" capped rebar set;

Thence, South 79 degrees 54 minutes 50 seconds East, a distance of 188.80 feet to a P.K. nail found in the sidewalk along the Westerly margin of Dickerson Pike; Thence leaving said lot line and along new severance lines for the following 4 calls, South 13 degrees 23 minutes 16 seconds West, a distance of 96.90 feet to a ½" capped rebar set; Thence North 76 degrees 36 minutes 44 seconds West, a distance of 59.86 feet to a ½" capped rebar set; Thence along a non-tangential curve turning to the left, with a radius of 716.20 feet, a chord bearing of North 89 degrees 51 minutes 46 seconds West, a chord distance of 328.31 feet, for an arc distance of 331.25 feet to a ½" capped rebar set; Thence along a non-tangential curve turning to the left, with a radius of 497.54 feet, a chord bearing of North 38 degrees 32 minutes 56 seconds East, a chord distance of 141.01 feet, for an arc distance of 141.49 feet to the point of beginning of the herein described land, containing 32985.51 square feet or 0.757 acres of land.

Being part or all of the property acquired by the State of Tennessee by Deed recorded in Book 10558, Page 218 in the Register's Office of Davidson County, Tennessee.

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This conveyance is made and accepted subject to the following conditions which will be binding upon the Grantee(s), their successor and assigns, and shall run with the land in perpetuity. Said conditions are as follows:

(1) no person, on the grounds of sex, handicap, race, color, religion, age, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public accommodations which may be constructed on the above described land;

(2) that in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination shall be practiced and in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors and by first-tier subcontractors in the selection of the retention of second-tier subcontractors;

(3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land;

(4) that the Grantee(s) comply with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended, Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C., Section 324;

(5) that this conveyance is subject to any interest a person(s), business, governmental entity, or utility may have in the placement and maintenance of existing utility facilities located on the property;

(6) that the Grantee(s) hereby understands and agrees that there shall be no right of ingress and egress to or from the herein conveyed property to State Route 11.

REFERENCE: The Legal Description contained herein was prepared by Christopher Lyle Goetz, RLS #2660, Company, Address, City, TN Zip. All references are derived from survey work conducted by Gresham Smith under project number 40851.01 and official plans on file at the Tennessee Department of Transportation, 13th Floor, James K. Polk Building, 505 Deaderick Street, Nashville, TN 37243-0348.

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IN WITNESS WHEREOF, the STATE OF TENNESSEE, acting through its Commissioner of Transportation, has caused this instrument to be executed this the 2nd day of December, 2025.

STATE OF TENNESSEE

BY: _____
WILL REID
COMMISSIONER OF TRANSPORTATION

STATE OF Tennessee

COUNTY Davidson

Personally appeared before me, a Notary Public, in and for said County and State, WILL REID, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Commissioner of Transportation, and that, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the State of Tennessee by himself as such Commissioner.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 2nd day of December, 2025.

_____
NOTARY PUBLIC

My Commission Expires: May 9, 2026

SUZANNE M ROSILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF _____

I (or we) hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee, under T.C.A. § 67-4-409, swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SWORN to and SUBSCRIBED before me this _____ day of _____, 2025.

_____
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 330,000.00
_____, **Affiant**
Subscribed and sworn, before me this the
18 **Day of** December, 2025.
J. Rivera, **Deputy Register**