Karen Johnson Davidson County
Batch# 1360470 DEEDQC
12/22/2025 10:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251222-0101349

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 16th day of December, 2025.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22, 2029
COUNTY OF DAVIDSON

Address New Owner as:	Tax Bill To:	Map / Parcel
Big Tent, LLC **P.O. Box 160730** **Nashville, TN 37216**	**New Owner**	**06100005500** **06100003200**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Big Tent, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Big Tent, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as "Grantee"), its heirs and assigns, all of its undivided interest in the following described parcel of real estate located in Davidson County, Tennessee:

Tract I {06100005500}

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee being more fully described as follows:

Beginning at a concrete monument on the Northerly right-of-way line of Hart Lane West of Ellington Parkway that is 125 feet left of centerline station 44+00 and proceeding as follows:

1. With a fence and the North right-of-way line of Hart Lane the following 3 calls:

a. N 61° 36' 16" W 428.27 feet to a concrete monument

b. N 70° 54' 22" W 743.78 feet to an iron pin

c. N 86° 01'14" W 112.24 feet to a concrete monument; thence,

2. With a fence and the East line of Dimple Gray Jones and Harold J. Swisher N 9°42' 35" E 679.05 feet to a corner post; thence,

3. With a severance line N 31° 41' 25" E 1171.46 feet to an iron pin set on the South right-of-way line of Ben Allen Road, 25 feet from centerline; thence,

4. With said line S 52° 02' 23" E 167.20 feet to an iron pin; thence,

5. With a 374.44 foot radius curve to the right 301.70 feet to an iron pin, said curve has a chord bearing and distance of S 28° 57' 26" E 293.60 feet; thence,

6. S 9° 42' 51" E 51.81 feet to a concrete monument; thence,

7. S 0° 29' 46" W 96.72 feet to an iron pin; thence,

8. With a 318.48 feet to the left 58.90 feet to an iron pin, said curve has a chord bearing and distance of S 10° 26' 22" E 58.82 feet; thence,

9. S 12° 49' 25" E 46.47 feet to an iron pin; thence,

10. S 26° 37' 39" E 51.53 feet to an iron pin; thence,

11. S 34° 29' 00" E 66.83 feet to an iron pin; thence,

12. S 53° 11'33" E 55.47 feet to an iron pin by a corner post; thence,

13. With a fence and the West line of D. E. Sanders S 37° 40' 39" W 191.94 feet to an iron pin; thence,

14. With a fence and Sanders S 26° 35' 36" W 231.80 feet to a corner post; thence,

15. With a fence and Sanders S 29° 31' 32" E 558.84 feet to a fence post; thence,

16. With Sanders S 75° 06' 03" E 175.74 feet to a corner post; thence,

17. With a fence and the West line of Mrs. R. F. McRannolds S 9° 27' 54" W 447.26 feet to a concrete monument; thence,

18. S 65° 38'07" W 106.65 feet to the point of beginning and containing 35.0 acres, more or less per survey by Ragan-Smith-Murphy and Associates, Inc. dated August 22, 1983.

Being the same property conveyed to Big Tent, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Upside Down, LLC, a Tennessee Limited Liability Company, in record of Instrument No. 20170111-0003260, Register's Office for Davidson County, Tennessee.

This unimproved property is commonly known as 0 Hart Lane, Nashville, TN 37207.

Tract II {06100003200}

Being in the 12th, formerly the 17th, Civil District of said County and State, described by a survey made by Watkins and Murray, Surveyors, July 8, 1947, as follows: Beginning in the center line of Ben Allen Road, at the Northwest corner of property conveyed to V. P. Hendrick by deed from D.H. Thompson and wife, of record in Book 1126, Page 85, Register's Office for said County; thence with the center line of said Road, North 57 deg. West 200 feet; thence North 64 deg. 10' West 250 feet; thence North 70 deg. 38' West 252.6 feet; thence North 64 deg. 95.5 feet to a railroad spike in said Road; thence South 34 deg. 50' West 217 feet to an iron pin; thence South 24 deg. 22' West 231.8 feet to an iron pin in D.H. Thompson's East line; thence with Thompson's East line, South 32 deg. 49' East 561.5 feet to an iron pin in R.F. McRannolds North line; thence with his North line, South 78 deg. 41' East 507 feet to an iron pin in D.F. Hendrick's West line; thence with his West line, North 10 deg. 50' East 629 feet to a railroad spike in center of Ben Allen Road, the point of beginning, containing 13.11 acres, more or less.

Being the same property conveyed to Big Tent, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Upside Down, LLC, a Tennessee Limited Liability Company, in record of Instrument No. 20170111-0003260, Register's Office for Davidson County, Tennessee.

This property is commonly known as 0 Ben Allen Road, Nashville, TN 37207.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is made for the purpose of combining the properties described herein with the Grantors existing property for tax map and parcel purposes only.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 10 day of December, 2025.

Grantor:
Big Tent, LLC

By:March Egerton Manager

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared,, **March Egerton Manger for Big Tent, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Manager for Big Tent, LLC**, and as such acknowledged that he is authorized to execute the foregoing instrument on behalf of **Big Tent, LLC,** the within named bargainor, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name **March Egerton as Manager.**

WITNESS my hand and official seal at Nashville, Tennessee, this 16th **day of December, 2025.**

Notary Public

My Commission Expires:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Certificate of Authenticity

I, Robert J. Notestine III, 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 16, 2025.

for RJN III
AFFIANT SIGNATURE

12/18/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 16 day of December, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029