(1)

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson
Batch # 1362075
12/29/2025 12:03 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20251229-0102918

PREPARED BY AND RETURN TO:

Todd Jackson Law
3326 Aspen Grove Dr. Ste. 400
Franklin TN. 37067

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Clarity0613, LLC 3326 Aspen Grove Dr, Ste 400 Franklin, TN 37067	New Owner

TAX MAP - PARCEL NUMBERS: 13309001300

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Edythe S. Dugger and William Duane Dugger, Co-Trustees of the William R. Sattler Family Trust U/W dated June 26, 2012** do hereby quitclaim unto **Clarity0613, LLC, a Wyoming limited liability company** its successors and assigns, all of our right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 45 on the Final Plat Resubdivision of Lot 44 of the Resubdivision of Reserve Parcel 9, Section 10 of Allied Industrial Park, and Lot 45 of Section 17, of Allied Industrial Park, as of record in Instrument No. 20151123-0118384, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the property conveyed to W. R. Sattler by Warranty Deed from Robert L. Eatherly and wife, Frances B.Eatherly, dated March 5, 1974, of record in Book 4818, page 682, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to William R. Sattler by Quitclaim Deed from Omega C. Sattler, dated November 10, 1982, of record in Book 5965, page 650, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to William R. Sattler by Quitclaim Deed from W. R. Sattler Real Estate, Inc., dated December 27, 1984, of record in Book 6460, page 138, Register's Office for Davidson County, Tennessee. And Being a portion of the property conveyed to William R. Sattler and wife, Patti S. Sattler, by Quitclaim Deed from William R. Sattler,dated March 23, 1994, of record in Book 9303, page 322, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to William Robert Sattler by Quitclaim Deed from Patti Camelle Steebe Sattler, dated June 11, 2003, of record in Instrument No. 20030618-0083933, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Sattler Family Limited Partnership, a Tennessee limited partnership, byQuitclaim Deed from William R. Sattler, a single man, dated December 12, 2006, of record in Instrument No.

20061213-0153963, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Edythe S. Dugger and William Duane Dugger, Co-Trustees of the William R. Sattler Family Trust, U/A dated June 26, 2012, by Quitclaim Deed from Edythe S. Dugger, General Partner of the Sattler Family Limited Partnership, a Tennesseelimited partnership, dated February 16, 2017, of record in Instrument No. 20170221-0017522, Register's Office for Davidson County, Tennessee.

AND

Being part of the same property conveyed to Stafford Partners No. 1, L. P., a Tennessee limited partnership by SpecialWarranty Deed from Polak Properties, LLC, a Tennessee limited liability company, dated August 21, 2014, recorded August 22, 2014 of record in Instrument No. 20140822-0076950, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Edythe S. Dugger and William Duane Dugger, Co-Trustees of the William R. SattlerFamily Trust, U/A dated June 26, 2012, by Quitclaim Deed from Stafford Partners No. 1, L. P., a Tennessee limited partnership, November 10, 2025, record in Instrument No. 20251114-0091034, Register's Office for Davidson County, Tennessee.

This property commonly known as: 439 McNally Drive Nashville TN 37211

WITNESS MY HAND on this the 18th day of December, 2025

William R. Sattler Family Trust U/W dated June 26, 2012

BY: Edythe S. Dugger
Edythe S. Dugger , Co-Trustee

STATE OF Tennessee
COUNTY OF Wilson

Before me, Kandice Eubanks, a Notary Public of said State and County aforesaid, personally appeared Edythe S. Dugger , Co Trustee of William R. Sattler Family Trust U/W dated June 26, 2012 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Co- Trustee of William R. Sattler Family Trust U/W dated June 26, 2012 the within named bargainor, a Trust and that she as such Co Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Co -Trustee

Witness my hand and official seal at Lebanon, Tennessee this 18th day of December 2025.

Commission Expires: 5/28/28

Kandice Eubanks
Notary Public

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

William R. Sattler Family Trust U/W dated June 26, 2012

BY: William Duane Dugger
William Duane Dugger, Co Trustee

STATE OF Tennessee
COUNTY OF Wilson

Before me, Kandice Eubanks, a Notary Public of said State and County aforesaid, personally appeared William Duane Dugger Co Trustee of William R. Sattler Family Trust U/W dated June 26, 2012 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Co- Trustee of William R. Sattler Family Trust U/W dated June 26, 2012 the within named bargainor, a Trust and that he as such Co Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Co -Trustee

Witness my hand and official seal at Lebanon, Tennessee this 18th day of December 2025.

Commission Expires: 5/28/28

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Kandice Eubanks
Notary Public

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 19 day of December 2025.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 19 day of December 2025.

My commission expires:

Notary Public

(Seal)

LEANN TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028