Karen Johnson Davidson County
Batch# 1362258 DEEDQC
12/29/2025 04:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0103180

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
322 Wilhagan Road, LLC 3622 Redmon Street Nashville, TN 37209 Attn: [_____]	Map 106-12, Parcel 013.00	322 Wilhagan Road, LLC 3622 Redmon Street Nashville, TN 37209 Attn: [_____]
This instrument prepared by: Bradley Arant Boult Cummings LLP (CLW) 1221Broadway, Suite 2400, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **REGINALD L. CLAUD**, an individual (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **322 WILHAGAN ROAD, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's heirs, successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property, known as 322 Wilhagan Road, Nashville, Tennessee 37217.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19 day of December, 2025.

REGINALD L. CLAUD

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, the undersigned, a Notary Public in and for said County and State, the within named **REGINALD L. CLAUD**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19 day of December, 2025.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires:_____

STATE OF ~~TENNESSEE~~)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 22 day of December, 2025.

Notary Public

My Commission Expires: 1/22/2029

DONGELIA DAVIS
STATE OF TENNESSEE ~~NOTARY~~ PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below being in Lot Nos. 6 and 7 on the PLAN OF MURFREESBORO ROAD INDUSTRIAL SUBDIVISION, Section Two, as of record in Book 3500, Page 145, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID LOT 7 AT A FOUND 5/8" REBAR BEING 1" DEEP AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EASTHAGAN DRIVE; THENCE ALONG THE EASTERLY LINE OF SAID LOT 6 AND 7 COMMON TO THE WESTERLY LINE OF LOT 28 OF MURFREESBORO ROAD INDUSTRIAL SUBDIVISION SOUTH 16°01'00" WEST 200.00 FEET, PASSING A SET MAGNAIL W/ "U.S. SURVEYOR 800-867-8783" DISK AT 195.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 6 COMMON TO THE NORTHERLY LINE OF LOT 5 OF MURFREESBORO ROAD INDUSTRIAL SUBDIVISION, NORTH 73°59'00" WEST 200.00, PASSING A SET 5/8" REBAR W/ "M FELDBUSCH TN LS 3319" CAP AT 195.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF WILHAGAN RD; THENCE ALONG THE EASTERLY RIGHT-OF-WAY NORTH 16°01'00" EAST 175.00 FEET TO A SET 5/8" REBAR W/"M FELDBUSCH TN LS 3319;" THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A LENGTH OF 39.27 FEET,AS SUBTENDED BY A CHORD BEARING N 61°01'002" EAST AND A CHORD DISTANCE OF 35.36 FEET TO A SET MAGNAIL W/ "U.S. SURVEYOR 800-867-8783" DISK. BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EASTHAGAN DRIVE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EASTHAGAN DRIVE SOUTH 73°59'00" EAST 175.00 FEET TO THE POINT OF BEGINNING. CONTAINING 39865.87 SQ. FT. OR 0.915 ACRES.

Being the same property conveyed to 322 Wilhagan Road, LLC, a Tennessee limited liability company Special Warranty Deed Deed from Reginald L. Claud recorded in Instrument Number 202512290103179, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Erica Allyn, 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 12/19/25 (date of document).

Erica Allyn
Affiant Signature

December 22, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of December, 2025.

Dongelia Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON