Name and Address of New Owner:
Warren B Properties LLC
1142 Langbrae Drve
Goodlettsville TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1364998 DEEDQC
01/05/2026 10:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260105-0000165

Map & Parcel No: 33-00-0-206.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bomar Construction Co., Inc., a Tennessee Corporation,** "the Grantor," conveys and quitclaims unto **Warren B Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

A tract of land lying in the City of Goodlettsville, Davidson County, Tennessee and being described according to a survey by Timothy Mark Donlon, Surveyor #2297, Donlon Land Surveying LLC, dated May 25, 2006, as follows:

BEGINNING AT AN EXISTING IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF DRY CREEK ROAD, 550 FEET, MORE OR LESS, MEASURED ALONG SAID NORTH RIGHT-OF-WAY LINE, FROM THE EAST RIGHT-OF-WAY LINE OF DICKERSON PIKE (U.S. HIGHWAY 41 AND 31W);
THENCE LEAVING SAID RIGHT-OF-WAY N36°57'05"E 23.14' TO AN IRON PIN FOUND;
THENCE N32°35'37"E 500.00' TO AN IRON PIN FOUND;
THENCE N17°52'51"E 110.51' TO AN IRON PIN FOUND;
THENCE N31°08'52"W 100.00' TO AN IRON PIN FOUND;
THENCE N13°53'52"W 200.00' TO AN IRON PIN FOUND;
THENCE S84°18'04"E 64.85' TO A POINT;
THENCE S85°21'08"E 435.34' TO A POINT;
THENCE S06°02'52"W 60.73' TO A POINT;
THENCE S23°53'38"W 78.93' TO A POINT;
THENCE S67°28'18"W 81.95' TO A POINT;
THENCE S57°04'32"W 29.91' TO A POINT;
THENCE S19°12'58"W 39.29' TO A POINT;
THENCE S28°32'00"W 53.60' TO A POINT;
THENCE S55°28'53"W 48.14' TO A POINT;
THENCE S34°50'05"W 54.13' TO A POINT;
THENCE S02°34'22"W 165.86' TO A POINT;
THENCE S13°24'38"W 71.28' TO A POINT;
THENCE S16°16'53"W 87.76' TO A POINT;
THENCE S26°01'16"W 133.65' TO A CONCRETE MONUMENT FOUND;
THENCE S79°02'55"W 104.88' TO A POINT;
THENCE WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 260.17', HAVING A RADIUS OF 542.96', A CHORD BEARING OF N87°13'31"W, 257.69', TO THE POINT OF

BEGINNING.
CONTAINING 257,091.84 SF 5.90 ACRES MORE OR LESS.

Being part of the same property conveyed Bomar Construction Co., Inc., by Quitclaim Deed from Michael D. Rippetoe and Karen E. Rippetoe, of record in Book 9207, Page 265, Register's Office for Davidson County, Tennessee, dated November 8, 1993 and recorded January 3, 1994.

Being unimproved property known as 0 Dry Creek Road, Goodlettsville TN 37072.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 31 day of December, 2025.

Bomar Construction Co., Inc.

BY: Karen E. Rippetoe

Karen E. Rippetoe, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen E. Rippetoe, President of Bomar Construction Co., Inc. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Bomar Construction Co., Inc., the within named Grantor, a Corporation, and that such Karen R. Rippetoe, President of Bomar Construction Co., Inc. as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand, at office, this the 31 day of December, 2025.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOSWILLIAMSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

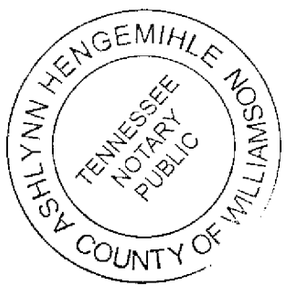
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 31 day of December, 2025.

Notary Signature
My commission expires: 11/28/27



Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-31-25.

Affiant Signature 12-31-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 31 day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

