on Davidson County
Batch # 1368232 DEEDQC
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Fees: $23.00 Taxes: $595.70
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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. F-001-5(30)
Davidson County
Tract Nos. Multiple
Excess Land
Request No. 7475

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	REAL TAX RESPONSIBILITY:	MAP/PARCEL:
CB Capital LLC - Series D 3212 West End Avenue, Suite 403 Nashville, TN 37203	Same	120-01-0-140.00

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of ONE HUNDRED SIXTY-ONE THOUSAND and no/100 ($161,000.00) 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 CB CAPITAL LLC - SERIES D, A TENNESSEE LIMITED LIABILITY COMPANY, all its right, title and interest, in and to the following described real estate located in Nashville, Davidson County, Tennessee, subject to the STATE OF TENNESSEE'S retention of a permanent drainage easement:

ACQUISITION

Beginning at an existing iron rod in the westerly right-of-way line of Murfreesboro Pike, at a corner common with Lot 2 of Glengarry Park Commercial Development, Section IV, as of record in Plat Book 4660, Page 55, at the Register's Office for Davidson County, Tennessee, also being the property of CB Capital, LLC - Series D, as of record in Instrument Number: 20240425-0029746, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 652,448.85; Easting: 1,759,557.71, on the State Plane Coordinate System;

Thence with the northerly property line of said Lot 2, South 56 degrees 58 minutes 44 seconds West, 228.85 feet to an iron rod set at a corner common with Lot 175 of Section Three, Glencliff Estates, as of record in Plat Book 1424, Page 1, at the Register's Office for Davidson County, Tennessee, also being the property of Irene Arce-Guitierrez, as of record in Instrument Number: 20080205-0011988, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 175, North 36 degrees 07 minutes 50 seconds West, 486.56 feet to an iron rod set in the easterly property line of Lot 176 of Section Three, Glencliff Estates, as of record in Plat Book 1424, Page 1, at the Register's Office for Davidson County, Tennessee, also being the property of Pamela Kaye Barrett Revocable Trust, Et Al, as of record in Instrument Number: 20241008-0077981, at the Register's Office for Davidson County, Tennessee;

Thence with a severance line through the right-of-way of Murfreesboro Pike for the following two calls; 1) North 53 degrees 52 minutes 10 seconds East, 143.62 feet to an iron rod set; 2) South 45 degrees 47 minutes 09 seconds East, 506.15

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feet to the POINT OF BEGINNING. Containing 91,425 square feet or 2.099 acres, more or less.

The above-described land may be used for any purpose, provided such use does not interfere with the maintenance of the below-described permanent drainage easement.

EXCLUDED PERMANENT DRAINAGE EASEMENT

A permanent drainage easement is hereby retained by the STATE OF TENNESSEE on the above-described property for the routing and flow of surface water including rights of ingress and egress over the lands for maintenance on said easement and being more particularly described as follows:

Beginning at an existing iron rod in the westerly right-of-way line of Murfreesboro Pike, at a corner common with Lot 2 of Glengarry Park Commercial Development, Section IV, as of record in Plat Book 4660, Page 55, at the Register's Office for Davidson County, Tennessee, also being the property of CB Capital, LLC - Series D, as of record in Instrument Number: 20240425-0029746, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 652,448.85; Easting: 1,759,557.71, on the State Plane Coordinate System;

Thence with a severance line through the right-of-way of Murfreesboro Pike for the following four calls; 1) South 68 degrees 39 minutes 37 seconds West, 66.19 feet to a point; 2) North 14 degrees 31 minutes 27 seconds West, 40.28 feet to a point; 3) North 68 degrees 39 minutes 37 seconds East, 43.23 feet to a point; 4) South 45 degrees 47 minutes 09 seconds East, 43.63 feet to the POINT OF BEGINNING. Containing 2,188 square feet or 0.050 acres, more or less.

Pursuant to Tenn. Code Ann. § 66-24-110(a), there is no recorded instrument conveying the property described herein to the State of Tennessee.

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;

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(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 1.

REFERENCE: The Legal Description contained herein was prepared by Michael H. Charette, RLS #2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204. All references are derived from official plans on file at the Tennessee Department of Transportation, 13th Floor, James K. Polk Building, 505 Deaderick Street, Nashville, TN 37243-0348.

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

STATE OF TENNESSEE

BY: _____
WILL REID
COMMISSIONER OF TRANSPORTATION

STATE OF Tennessee
COUNTY OF 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 this 2 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

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STATE OF TENNESSEE
COUNTY OF Davidson

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 $161,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charles T. Stem III
AFFIANT

SWORN to and SUBSCRIBED before me this 27 day of December, 2025.

NOTARY PUBLIC

My Commission Expires:

05/09/2026

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY