Karen Johnson Davidson County
Batch# 1369188 DEEDQC
01/13/2026 07:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260113-0002821

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF CHEATHAM} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 3 day of December, 2025. Notary Public JOSEPHINE REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029 My Commission Expires: 1.24.29

Address New Owners as:	Tax Bill To:	Map / Parcel
Big Tent, LLC **PO Box 160730** **Nashville, TN 37216**	**New Owner**	04306000500 04306000600 04306000700

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 without the benefit of a title examination.

For a consideration, the receipt and sufficiency of which is hereby acknowledged, know all persons by these presents, **March Egerton,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Big Tent, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantee"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Tract I [04306000500]

Being a tract of land in Davidson County, Tennessee, and that property conveyed to Derek Kimbro in Instrument No. 20080117-0005373, R.O.D.C.T, more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 06/16/16 as follows:

Beginning at an iron pin in the northerly margin of Anderson Lane, said pin being a common corner to Janice M. Fly in (DB 10984 PG 745 RODCT) and the most Southwest corner to herein described tract; Thence now leaving said margin

with said Fly North 04 degrees 43 minutes 15 seconds East, passing the Northeast corner of said Fly at 233.00' a total of 452.62' to an existing iron pin at the Southwest corner of Paradise Properties; Thence with the Southerly line of said Paradise Properties North 89 degrees 12 minutes 44 seconds East, 108.37'; Thence now leaving said Paradise Properties North 00 degrees 16 minutes 39 seconds West, 450.08' to a point in the Northerly Margin of Anderson Lane; Thence with said margin South 89 degrees 00 minutes 00 seconds West, 143.46' to the point of beginning, containing 1.301 acres.

Being the same property conveyed to Belle Meade Title and Escrow, Trustee by Warranty Deed from Thomas H. Pierce, married, in record of Instrument No. 20250303-0015815, Register's Office for Davidson County, Tennessee.

This property is commonly known as 0 Anderson Lane, Madison, TN 37115.

Tract II [043060006.00]

Being a tract of land in Davidson County, Tennessee, and that property conveyed to Kimbro Services, Inc., in Instrument No. 20131216-126706 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 06/16/16 as follows:

Beginning at an existing iron pin in the edge of a gravel drive in the Northerly margin of Anderson lane, said pin being the Southwest corner of John H. Jackson and the Southeast corner to herein described tract; Thence now leaving said Jackson with said margin South 89 degrees 00 minutes 00 seconds West, 143.46'; Thence now leaving said margin North 00 degrees 16 minutes 39 seconds east, 450.08' to a point in the Southerly line of paradise Properties; thence with the Southerly line of said Paradise Properties North 89 degrees 12 minutes 44 seconds East, 108.37' to an existing iron pin, said pin being the Northwest corner of previous said Jackson; Thence now leaving said Paradise with the Westerly Line of said Jackson South 04 degrees 11 minutes 20 seconds East, 450.26' to the point of beginning, contained 1.300 acres.

Being the same property conveyed to Belle Meade Title and Escrow, Trustee by Warranty Deed from Thomas H. Pierce, married, in record of Instrument No. 20250303-0015815, Register's Office for Davidson County, Tennessee.

This property is commonly known as 0 Anderson Lane, Madison, TN 37115.

Tract III [04306000700]

Land in Davidson County, Tennessee, being more particularly described as follows:

Being part of Lot No. 28 on the Plan of The Dixie Pure Food Company's Subdivision of record in Plat Book 332, Page 51, in the Register's Office for Davidson County, Tennessee, being Lot No. 3 on the unrecorded plan of the Subdivision of part of Lot No. 28 on said Dixie Pure Food Company's Subdivision, described according to a survey made by Blanchard and Parrish, Surveyors May 31, 1937.

Said Lot No. 3 fronts 144.5 feet on the Northerly margin of Anderson Land and extends back 461.74 feet on the Easterly line and 461.6 feet on the Westerly Line to a dead line in the rear, measuring 109.2 feet thereon.

Being the same property conveyed to Belle Meade Title and Escrow, Trustee by Warranty Deed from Lauren D. Matthews, a single person, in record of Instrument No. 20250303-0015796, Register's Office for Davidson County, Tennessee.

This property is commonly known as 515 Anderson Lane, Madison, TN 37115.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 3 day of December, 2025.

Grantor:

By: March Egerton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 3 day of December, in the year 2025, before me the undersigned, personally appeared March Egerton, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 3 day of December, 2025.

Josephine B. Clark
Notary Public

My Commission Expires: 1.24.29

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 3, 2025.

AFFIANT SIGNATURE

12/4/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 4 day of December, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

