Karen Johnson Davidson County
Batch# 1369382 DEEDQC
01/13/2026 11:12:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260113-0003074

This instrument prepared by
and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attn: Benjamin Bradford

QUITCLAIM SUBDIVISION DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
1845 TYNE BLVD, LLC PO BOX 41504 Nashville, TN 37204	Same Address as New Owner.	Parcel ID: 14400007800

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **1845 TYNE BLVD, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **1845 TYNE BLVD, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. This instrument has been prepared based on information provided by the parties and not by a title search.

This Deed is intended solely to reflect the subdivision of the Property into two tracts and to place the new legal description of record. It is not intended to effectuate a change in ownership.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of January, 2026.

GRANTOR:

1845 TYNE BLVD, LLC,
a Tennessee limited liability company

Steve Eggart, Authorized Agent

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Steve Eggart, Authorized Agent of 1845 TYNE BLVD, LLC, a Tennessee limited liability company, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

WITNESS my hand, at office, this 13 day of January, 2026.

Notary Public

My Commission Expires:

1/4/27

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/04/2027 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 13 day of January 2026.

Affiant

Notary Public

My Commission Expires: 1/4/27

SARAH FORDICE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/04/2027
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description of the Property

PART OF TAX PARCEL #14400007800

DAVIDSON COUNTY, TENNESSEE

BEING PART OF A CERTAIN PARCEL OF LAND LYING WEST OF TYNE BOULEVARD (50 FOOT R.O.W.) AND BEING FURTHER DESCRIBED AS A PART OF THE LANDS IN RECORD BOOK 20250806-0062506 AS RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.). BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND ½" PIPE ON THE WESTERLY RIGHT OF WAY (50 R.O.W.) OF TYNE BOULEVARD, SAID PIPE BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO THE 1901 TBNT TRUST AS OF RECORD IN INSTRUMENT 20150210 0012446, (R.O.D.C.T.).

THENCE WITH SAID R.O.W., SOUTH 10°28'14" EAST, 115.56 FEET TO A FOUND ½" IRON ROD.

THENCE CONTINUING WITH SAID R.O.W., SOUTH 14°49'27" EAST, 84.31 FEET TO A 5/8" IRON ROD WITH CAP (TWM-INC) AND BEING THE POINT OF BEGINNING;

THENCE WITH SAID R.O.W. THE FOLLOWING 4 COURSES:

SOUTH 14°49'27" EAST, 25.21 FEET TO A FOUND ½" IRON ROD;

SOUTH 22°28'42" EAST, 106.47 FEET TO A FOUND 5/8" IRON ROD;

SOUTH 26°39'20" EAST, 97.44 FEET TO A FOUND 5/8" IRON ROD;

SOUTH 34°27'12" EAST, 8.16 FEET TO A FOUND ½" IRON ROD BEING THE NORTHWEST CORNER OF DAVID AND KIM ELLINGSON (DB-20020523 0062946, R.O.D.C.T.);

THENCE LEAVING SAID R.O.W. AND WITH COMMON LINE OF DAVID AND KIM ELLINGSON SOUTH 43°36'39" WEST, 1,374.98 FEET TO A FOUND ½" IRON ROD IN THE COMMON LINE OF ROWLAND INVESTMENTS (QC-20160405 0032718, R.O.D.C.T.);

THENCE WITH SAID COMMON LINE OF ROWLAND INVESTMENTS NORTH 50°36'27" WEST, 192.82 FEET TO A FOUND ½" IRON ROD AT THE SOUTHEAST CORNER OF SUN-DROP TERRACE LLC (QC-20210721 0098051 R.O.D.C.T.);

THENCE WITH SAID EASTERLY COMMON LINE OF SUN-DROP TERRACE LLC THE FOLLOWING 4 COURSES; NORTH 31°42'04" EAST, 212.20 FEET TO A FOUND ½" IRON ROD CAPPED 1467;

THENCE NORTH 13°20'19" EAST, 530.64 FEET TO A FOUND 5/8" IRON ROD;

THENCE NORTH 14°32'15" EAST, 59.52 FEET TO A FOUND 1" IRON ROD;

THENCE NORTH 57°08'23" WEST, 550.13 FEET TO A FOUND ½" IRON ROD IN THE COMMON LINE OF JONI PFEIFER WERTHAN QC-20220826 0096600 (R.O.D.C.T.);

THENCE WITH THE COMMON LINE OF JONI PFEIFER WERTHAN, NORTH 0°26'14" EAST, 95.68 FEET TO A POINT IN THE COMMON LINE OF HILLSBORO PRESBYTERIAN CHURCH (DEED BOOK 2283 PAGE 41) (R.O.D.C.T.);

THENCE OVER AND ACROSS THE LANDS OF WHICH THIS IS A PART, THE FOLLOWING 6 COURSES;

THENCE (1) SOUTH 89°33'34" EAST, 290.78 FEET TO A POINT;

THENCE (2) NORTH 45°08'58" EAST, 146.58 FEET TO A POINT;

THENCE (3) SOUTH 53°56'41" EAST, 105.87 FEET TO A POINT;

THENCE (4) SOUTH 81°22'34" EAST, 474.53 FEET TO A POINT;

THENCE (5) SOUTH 45°21'42" EAST, 87.98 FEET TO A POINT;

THENCE (6) NORTH 80°07'32" EAST, 205.43 FEET TO THE SOUTHEAST CORNER OF SAID TRACT ONE AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN AND BEING THE POINT OF BEGINNING

CONTAINING 791,467 SQ. FT. OR 18.169 ACRES MORE OR LESS.

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD-83)
CONTAINING 791,467 SQ. FT. OR 18.169 ACRES MORE OR LESS.

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD-83).

PREPARED BY: ROGER H. HARRAH, RLS 2039, THOUVENOT, WADE, & MOERCHEN, INC.

TRUE COPY CERTIFICATION

I, Alex Dickerson, 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 **January 13, 2026.**

Alex Dickerson

1/13/26
Date

STATE OF TENESSEE)
COUNTY OF Davidson)

On 1/13/26, before me, the undersigned, personally appeared Alex Dickerson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 1/4/27

SARAH FORLICH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/04/2027
DAVIDSON COUNTY