QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2026.

NOTARY PUBLIC

COMMISSION EXPIRES: 7/17/27

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1378754 DEEDQC
02/10/2026 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260210-0010178

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Clark Benson Reasonover, et. al. 4959 Sulphur Creek Road Nashville, TN 37218	Same as New Owner	047 00 0 029.00 (P/O)

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **Staci Lea Koger, Agnes Mary Freudenthal, Clark Benson Reasonover, and Stephanie Nicole Luckett** (hereinafter "Grantors"), do hereby convey, remise, release, and quitclaim unto **Clark Benson Reasonover and Kathy Reasonover, husband and wife, a two-thirds (2/3rds) undivided interest as tenant in common, holding said two-thirds (2/3rds) interest as tenants by the entireties with each other,** and unto **Jessica Reasonover Holler, a one-third (1/3) undivided interest as tenant in common, with right of survivorship** (hereinafter "Grantee"), and their heirs, successors, and assigns, all of our right, title, and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

(SEE EXHIBIT A FOR LEGAL DESCRIPTION)

For sake of clarity, the survivor of Clark Benson Reasonover and Kathy Reasonover shall succeed to sole ownership of the two-thirds (2/3rds) undivided interest held by them as tenants by the entireties with each other, to then hold same as tenant in common with right of survivorship with Jessica Reasonover Holler.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 9th day of February, 2026.

Staci Lea Koger, Grantor

Agnes Mary Freudenthal, Grantor

Clark Benson Reasonover, Grantor

Stephanie Nicole Luckett, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Staci Lea Koger, Agnes Mary Freudenthal, Clark Benson Reasonover, and Stephanie Nicole Luckett, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and further upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 9th day of February, 2026.

Commission Expires: 7/17/27

Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027

PROPERTY DESCRIPTION

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Jesse Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Tract Three (MAP 047-00, Part of Parcel 029.00)

Being a tract of land in Davidson County, Tennessee, located on Sulphur Creek Road and east of Old Hickory Boulevard, and being part of Parcel 029.00, as shown on Davidson County Tax Map 047-00, belonging to Clark Reasonover, Agnes Freudenthal, Staci Lea Koger, and Stephanie Nicole Luckett, as evidenced in Instrument Number 20220916-0103379, Instrument Number 20220526-0061209, Instrument Number 20180725-0072403, in the Register's Office of Davidson County, Tennessee (RODCT), and being particularly described as follows:

To find the true point of BEGINNING, start at a point at the intersection of the east margin of Old Hickory Boulevard and south margin of Sulphur Creek Road, said point being the northwest corner of Parcel 028.00, as shown on Davidson County Tax Map 047-00, belonging to Clark Reasonover, Agnes Freudenthal, Staci Lea Koger, and Stephanie Nicole Luckett, as evidenced in Instrument Number 20220916-0103379, Instrument Number 20220526-0061209, Instrument Number 20180725-0072403, in the Register's Office of Davidson County, Tennessee (RODCT), thence with the south margin of Sulphur Creek Road 492 feet more or less to an iron pin, said iron pin being the northwest corner of Parcel 108.00, as shown on Davidson County Tax Map 047-00, belonging to Richard and Staci Koger, as evidenced in Instrument Number 20211202-0159593, in the Register's Office of Davidson County, Tennessee (RODCT) thence; and said iron pin being located at State Plane Coordinates North 695,138.72 and East 1,701,828.32, continuing with said margin of Sulphur Creek Road and with a curve to the right, (said curve having a radius of 548.79 feet, having a chord bearing of North 78 degrees 22 minutes 39 seconds East, having a chord distance of 85.73 feet, having a delta angle of 008 degrees, 57 minutes, 35 seconds), a distance of 85.82 feet to an iron pin, thence; continuing with said margin of Sulphur Creek Road North 81 degrees 25 minutes 18 seconds East a distance 104.86 feet to an iron pin, thence; continuing with said margin of Sulphur Creek Road and with a curve to the left (said curve having a radius of 116.98 feet, having a chord bearing of North 72 degrees 49 minutes 54 seconds East, having a chord distance of 34.94 feet, having a delta angle of 017 degrees, 10 minutes, 39 seconds) a distance of 35.07 feet to an iron pin, thence; leaving said margin of Sulphur Creek Road and with a new line, South 49 degrees 20 minutes 00 seconds East a distance of 301.09 feet to an iron pin, said iron pin being located at State Plane Coordinates North 694,985.74 and East 1,702,277.74, and said iron pin being the BEGINNING, thence;

1. With a new line severing said Parcel 029.00, and with the northerly line of the property herein described, South 49 degrees 20 minutes 00 seconds East a distance of 288.91 feet to an iron pin, said iron pin being the northeast corner of the property herein described, thence;

2. Continuing to sever said Parcel 029.00 and with the east line of the property herein described, South 14 degrees 00 minutes 00 seconds West a distance of 648.83 feet to an iron pin, said iron pin being the southeast corner of the property herein described, thence;

3. Continuing to sever said Parcel 029.00 and with the south line of the property herein described, North 48 degrees 20 minutes 00 seconds West a distance 452.28 feet to an iron pin, said iron pin being the southwest corner of the property herein described, thence;

4. With a new line, the west line of the property herein described, North 25 degrees 28 minutes 59 seconds East a distance 389.98 feet to an iron pin, said iron pin being the southeast corner of said Parcel 108.00, thence;

5. With the east line of said Parcel 108.00, and with the west line of the property herein described, North 28 degrees 15 minutes 39 seconds East a distance 81.65 feet to an iron pin, said iron pin being the easterly most point of said Parcel 108.00, thence;

6. With a new line, the west line of the property herein described, North 36 degrees 36 minutes 44 seconds East a distance of 116.10 feet to an iron pin, said iron pin being the BEGINNING containing 5.0137 acres or 218,398 square feet more or less, according to a survey by Jesse E. Walker, RLS dated October 31, 2025.

The foregoing is part of the property being parcel ID # 047 00 0 029.00 originally conveyed to Homer B. Reasonover and Auty Vee Reasonover, husband and wife, by deed form C. A. Lillard, Trustee, and C. A. Lillard and wife, Jane Elizabeth Lillard, of record in Book 2034, Page 285, Register's Office for Davidson County, Tennessee. The said Homer B. Reasonover predeceased the said Auty Vee Reasonover vesting sole title in her by right of survivorship. The said Auty Vee Reasonover died on March 27, 1982, intestate, survived by her children, Agnes Mary Freudenthal, Phillip Bernard Reasonover, and Clark Benson Reasonover as her sole heirs at law entitled to shares of one-third (1/3) each of the property. See Affidavit of Heirship of record in Instrument No. 20180725-0072403 in said Register's Office. The said Phillip Bernard Reasonover died on July 25, 2021, intestate, survived by his wife, Lisa West Reasonover and daughters Stephanie Nicole Luckett and Staci Lea Koger, who by intestate succession as his sole heirs at law became entitled to shares of one-third (1/3) each of his one-third (1/3) interest

in the property, equal to one-ninth (1/9) each of the property. See Affidavit of Heirship in Instrument No. 20220526-0061209 in said Register's Office. The said Lisa West Reasonover subsequently conveyed her entire interest in the property to the said Stephanie Nicole Luckett and Staci Lea Koger in equal shares, being each a one-eighteenth (1/18) interest in the property, by Quitclaim Deed dated June 10, 2022 and recorded on September 16, 2022 in Instrument No. 20220916-0103379 in said Register's Office. As a result of all of the above, ownership of the property is vested in Agnes Mary Freudenthal (1/3), Clark Benson Reasonover (1/3), Stephanie Nicole Luckett (3/18), and Staci Lea Koger (3/18).

The foregoing is improved property known as 4959 Sulphur Creek Road, Nashville, TN 37218.

Certificate of Authenticity

I, S. Nixon Pressley, 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 the 9th day of February, 20 26.

S. Nixon Pressley, Affiant — February 9, 2026 Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 9th day of February, 20 26.

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027

Commission Expires: July 17, 2027

Notary Public