Karen Johnson Davidson County
Batch# 1380878 DEEDQC
02/13/2026 03:25:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260213-0011965

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Radcliff Drive Nominee Trust Agreement 4 Saint James Place Nashville, TN 37215	Radcliff Drive Nominee Trust Agreement 4 Saint James Place Nashville, TN 37215	144 09 0 020.00 144 10 0 003.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL D. SONTAG, TRUSTEE OF THE RADCLIFF DRIVE NOMINEE TRUST AGREEMENT DATED DECEMBER 10, 2015, AS AMENDED AND RESTATED ON MAY 14, 2025 (the "Grantor"), hereby quitclaims and conveys to MICHAEL D. SONTAG, TRUSTEE OF THE RADCLIFF DRIVE NOMINEE TRUST AGREEMENT DATED DECEMBER 10, 2015, AS AMENDED AND RESTATED ON MAY 14, 2025, his successors and assigns in trust, with full power to convey, sell, mortgage, lease or otherwise encumber the said property without the joinder or consent of any beneficiary, all of the Grantor's right, title and interest as trustee in and to the property in Davidson County, Tennessee described on Exhibit A attached hereto.

The purpose of this deed is to combine Tax Parcels 144 09 0 020.00 and 144 10 0 003.00 into one tax parcel, with 144 09 0 020.00 being the surviving parcel number.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 13 day of February, 2026.

MICHAEL D. SONTAG, TRUSTEE OF THE RADCLIFF DRIVE NOMINEE TRUST AGREEMENT DATED DECEMBER 10, 2015, AS AMENDED AND RESTATED ON MAY 14, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Michael D. Sontag, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

JENNIFER LEAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2029

Notary Public
My Commission Expires: May 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

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

JENNIFER LEAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2029

Notary Public
My Commission Expires: May 8, 2029

EXHIBIT A

144 09 0 020.00; 4 St. James Place

PARCEL ONE:

TRACT I:
Land in Nashville, Davidson County, Tennessee, being more particularly described according to a survey made by John Kohl & Company, P.C., File No. 19604, as follows:

Commencing in the southerly right of way of Chickering Road at a point located southwesterly along a curve, a distance of 444.67 feet from the intersection of the said southerly right of way of Chickering Road and the westerly right of way of Chickering Lane; thence leaving said right of way S 45 deg. 09' 10" E, 512.57 feet; thence S 44 deg. 26' 36" E, 274.69 feet; thence S 4 deg. 08' 50" W, 455.41 feet; thence S 83 deg. 23' 13" E, 14.98 feet; thence S 1 deg. 27' 24" W, 188.40 feet; thence S 23 deg. 57' 30" E, 76.89 feet; thence S 23 deg. 41' 32" E, 215.46 feet; thence S 22 deg. 21' 31" W, 100.47 feet; thence S 72 deg. 12' 45" W, 454.45 feet; thence N 3 deg. 30' 20" E, 525.37 feet; thence N 46 deg. 44' 33" E, 168.50 feet; thence N 76 deg. 45' 39" E, 208.63 feet to the point of beginning and containing 5.00 acres, more or less.

Being the same property conveyed to Linda W. Dale by Special Warranty Deed dated May 30, 1996 from Milbrey Waller Andrews of record in Book 10068, page 704, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 44 on the Plan of Chickering Estates, Section II, as of record in Book 4460, page 134, Register's Office for said County, and more particularly described as follows:

Lot 44 begins at a concrete monument in the northern margin of Chevy Chase Drive, being the common front corner of Lots 44 and 45; thence proceeding in a northwesterly direction 961.1 feet along the common line between Lots 44 and 45 to a point in the northern margin of Chickering Estates, Section II; thence South 85 deg. 39' east 344.31 feet to a point; thence South 2 deg. 34' West 525.45 feet to a concrete monument; thence proceeding in a southwesterly direction 424.2 feet along the common line between Lots 43 and 44 to a concrete monument in the northern margin of Chevy Chase Drive; thence along said margin in a westerly direction 29.31 feet to the point of beginning.

Being the same property conveyed to Robert V. Dale and wife, Linda W. Dale by deed dated August 8, 1977 from Sarah Robinson Sharp of record in Book 5182, page 988, Register's Office for Davidson County, Tennessee.

TRACT III:
Land in the 7th Civil District of Davidson County, Tennessee, being Lot 45 on the Plan of Chickering Estates, Section II, as of record in Book 4460, page 134, Register's Office for said County, and more particularly described as follows:

Lot 45 begins at a concrete monument in the northern margin of Chevy Chase Drive, being the common front corner of Lots 44 and 45 and proceeds along said margin in a southwesterly direction 35.25 feet to a point, being the common front corner of Lots 45 and 46; thence proceeding in a northwesterly direction 422.6 feet along the common line between Lots 45 and 46 to a concrete monument in the western margin of Chickering Estates, Section II; thence North 4 deg. 09' East 663.62 feet to a point; thence South 85 deg. 39' East 118.04 feet to a point, being the common rear corner of Lots 44 and 45; thence proceeding in a southeasterly direction 961.1 feet along the common line between Lots 44 and 45 to the point of beginning.

Being the same property conveyed by deed of record as Instrument #20190422-0036716, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

BEING A TRACT OF LAND LYING IN THE 34th COUNCIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BEING BOUNDED ON THE WEST BY THE LANDS OF KINGS INVESTMENT COMPANY AS RECORDED IN INSTRUMENT NUMBER 20050317-0029630, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC,TN), BOUNDED ON THE NORTH BY THE REMAINING PORTION OF THE LANDS OF SAID ROBERT V. DALE ETUX, BOUNDED ON THE EAST BY THE LANDS OF RADCLIFF DRIVE NOMINEE TRUST AGREEMENT AS RECORDED IN INSTRUMENT NUMBER 20190422-0036716 (RODC,TN) AND BY THE LANDS OF SANCUARY TRUST AGREEMENT AS RECORDED IN INSTRUMENT NUMBER 20171031-0111431 (RODC,TN), AND BOUNDED ON THE SOUTH BY THE LANDS OF SANCUARY TRUCT AGREEMENT AS RECORDED IN INSTRUMENT NUMBER 20171031-0111431 (RODC,TN). TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 5/8" IRON ROD LYING AT THE WESTERLY R.O.W. TERMINUS OF ST. JAMES PLACE; THENCE ALONG A COMMON LINE WITH SAID SANCTUARY TRUST AGREEMENT AND SAID RADCLIFF DRIVE NOMINEE TRUST AGREEMENT, NORTH 39°01'58" WEST, 420.34 FEET TO AN EXISTING CONCRETE MONUMENT, THE POINT OF BEGINNING;

THENCE, WITH THE LINE OF SAID SANCTUARY TRUST AGREEMENT, SOUTH 07°46'40" WEST, 490.36 FEET TO AN EXISTING STONE;
THENCE, WITH THE LINE OF SAID SANCTUARY, NORTH 82°51'04" WEST, 160.75 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE, WITH THE LINE OF SAID KING INVESTMENT COMPANY NORTH 04°55'48" EAST, 498.52 FEET TO A SET IRON ROD;

THENCE WITH A NEW DIVISION LINE, SOUTH 85°04'18" EAST, 185.75 FEET TO A SET IRON ROD IN THE LINE OF SAID RADCLIFF DRIVE NOMINEE TRUST AGREEMENT; THENCE WITH THE LINE OF SAID RADCLIFF DRIVE NOMINEE TRUST AGREEMENT SOUTH 07°48'14" EAST, 15.02 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 86,916 SQUARE FEET OR 1.9953 ACRES, MORE OR LESS. BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM.

Being the same property conveyed by deed of record as Instrument #20211020-0140545, Register's Office for Davidson County, Tennessee.

144 10 0 003.00 (4375 Chickering Lane)

Land in Davidson County, Tennessee, being Lot Nos. 38 and 39 on the Plan of Chickering Estates, Section 1, of record in Plat Book 2663, pages 86 and 87, in the Register's Office for

Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Instrument #20260112-0002682, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Feb 13, 2026 (date of document).

Affiant Signature

02/13/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of February, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

