1st

Karen Johnson Davidson County
Batch # 1382450 DEEDQC
02/18/2026 09:16:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260218-0012764

This instrument Prepared By
And After Recording Mail To:
John B. Bottley, Esq
3570 Keith Street NW
Cleveland, TN 37312

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Highland Park Real Estate Investors, LLC 3570 Keith Street NW Cleveland, TN 37312	Highland Park Real Estate Investors, LLC 3570 Keith Street, NW Cleveland, TN 37312	175-00-0-221.00

QUITCLAIM DEED

Know all persons by these presents, that HIGHLAND PARK MEDICAL INVESTORS, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), does hereby quitclaim and convey unto HIGHLAND PARK REAL ESTATE INVESTORS, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), all its right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Minor Subdivision Life Care Hickory Woods Final Plat Resubdivision of Murphy Oil Corp. Subdivision of record in Plat Instrument No. 20101214-0099390, 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 a portion of the same property conveyed to Highland Park Medical Investors, LLC, a Tennessee Limited Liability Company by Warranty Deed from Harold Holigan and wife, Hermena Holigan of record in Instrument No. 20091229-0117768, Register's Office for Davidson County, Tennessee, dated December 14, 2009 and recorded on December 29, 2009.

TOGETHER with appurtenant easement for ingress and egress as set forth on Reciprocal Use Easement for Ingress and Egress of record in Instrument No. 201102020009438, Register's Office for Davidson County, Tennessee.

SUBJECT to all matters shown on the Final Plat of the Minor Subdivision Life Care Hickory Woods Resubdivision of Murphy Oil Corp. Subd. of record in Instrument No. 20091214-0099390, in the Register's Office of Davidson County, Tennessee.

SUBJECT to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenant of record in Instrument No. 20090918-0087289, in the Register's Office of Davidson County, Tennessee, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

SUBJECT to Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20101013-0082038, in the Register's Office of Davidson County, Tennessee.

SUBJECT to Reciprocal Use Easement for Ingress and Egress of record in Instrument Number 20110202-0009437, in the Register's Office for Davidson County, Tennessee.

SUBJECT to Transmission Line Easement of record in Book 437, page 24, Book 437, page 39, Book 9632, page 973 and Instrument No. 20020116-0006428.

SUBJECT to Grant of Transmission Line Easement of record in Instrument Number 20020116-0006428, in the Register's Office for Davidson County, Tennessee.

2026 Real Estate taxes have been prorated between the parties.

Pursuant to the Family Burial Grounds Protection Act, Tennessee Code Section 46-8-101 et seq., to the best of the knowledge and belief of the Grantor, there are no gravesites or crypts containing human remains on the property conveyed herein.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of February, 2026.

HIGHLAND PARK MEDICAL INVESTORS, LLC,
a Tennessee limited liability company

By: Developers Investment Company II, Inc., corporate manager

By: _____
Cindy S. Cross, Vice President/Secretary

STATE OF TENNESSEE
COUNTY OF BRADLEY

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Cindy S. Cross, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Vice President/Secretary of Developers Investment Company II, Inc., the corporate manager of HIGHLAND PARK MEDICAL INVESTORS, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such officer of the corporate manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing on behalf of the corporate manager for the said Highland Park Medical Investors, LLC.

Witness my hand, at office, this 13th day of February, 2026.

_____
Notary Public

My Commission Expires: 2/14/2027

JOAN E. THURMOND
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

STATE OF TENNESSEE
COUNTY OF BRADLEY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transaction is $ $0 .

_____
Affiant

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

_____
Notary Public

My Commission Expires: 2/14/2027

JOAN E. THURMOND
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY