Karen Johnson Davidson County
Batch# 1382609 DEEDQC
02/18/2026 02:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260218-0012978

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

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Young Men's Christian Association of Middle Tennessee 1000 Church Street Nashville, TN 37203	Young Men's Christian Association of Middle Tennessee 1000 Church Street Nashville, TN 37203	137 00 0 087 137 00 0 017

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, YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE, a Tennessee nonprofit corporation a/k/a THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE (the "Grantor"), hereby quitclaims and conveys to YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE, a Tennessee nonprofit corporation, all of the Grantor's right, title and interest 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 137 00 0 087 and 137 00 0 017 into one tax parcel.

[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 ___ day of February, 2026.

YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE (a/k/a THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE)

By: _____
Name: David Shipman
Title: COO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, David Shipman COO of Young Men's Christian Association of Middle Tennessee, a Tennessee nonprofit corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained, on behalf of the corporation.

WITNESS my hand, at office, as of this 17th day of February, 2026.

RUTH ANN COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ruth Ann Cox
Notary Public
My Commission Expires: November 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 17th day of February, 2026.

RUTH ANN COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ruth Ann Cox
Notary Public
My Commission Expires: November 8, 2025

EXHIBIT A

137 00 0 087 (3130 Smith Springs Road, Unit 42)

BEGINNING at an iron pin in the north edge of a gravel drive used for ingress and egress to this and other properties; thence S-76 degrees 51' 36" - E, 369.71 feet to an iron pin in the westerly boundary line of U.S. of A. Tract #1046; thence - 3 degrees 38' F ., 243.41' with the U. S. of A Tract #1046 to an iron Corps Marker; thence N 76 degrees 51' 36" W., 354.58 feet to an iron pin in the U. S. of A. Tract #1044 southerly boundary beside an 18" elm and an 18" hackberry in fence line; thence S 7 degrees 10' 10" W., 236.0 feet to an iron pin and continuing through this iron pin, 5.88 feet to an iron pin, a total distance of 241.88 feet and the point of Beginning, containing 2.00 acres more or less.

Being Tract 1 of the property conveyed to by deed of record in Instrument #20021003-0120546, Registers' Office for Davidson County, Tennessee.

137 00 0 017 (3681 Burwick Place)

Property lying in the eastern portion of Davidson County, Tennessee, north of Smith Springs Road, bounded on the east by property belonging to the United States of America, Corps of Engineers, J. Percy Priest Lake of record in Deed Book 3838, page 515; bounded on the south by Peninsula Point Subdivision; on the west by Chatham Pointe Subdivision of record in Plat Book 6900, Page 445; on the north by property belonging to B. Gregory, of record in Deed Book 8759, Page 961 and also property of George Liddle of record in Deed Book 6395, Page 139 and more specifically described as follows:

Tract #1

Beginning on an iron pipe, the northwest of the herein described tract, located S-7° 18' 10"-W 26.84' south of a concrete monument, the northeast corner of Chatham Pointe Subdivision; thence with Gregory's south line S-76° 56' 34" - E, 185.00' to an iron pin; thence S-0° 59' 32"-W, 5.88' to an iron pin; thence S-76° 54' 12" -E, 369.27' to an iron pin in the boundary line of the United States of America, J. Percy Priest Lake property, the northeast corner of this tract and the southeast corner of George Liddle property; thence S-3° 41' 29"

-W, 310.90' to a Corp of Engineers pin, the southeast corner of this tract and the northeast corner of tract #2 of this survey; thence N-78° 30' 00" -W, 573.22' to an iron pin in the east line of Chatham Pointe S/D, the southwest corner of this tract and the northwest corner of tract #2 of this survey; thence N7° 18' 10" -E, 330.00' to an iron pipe, the point of beginning and containing 4.11 Acres, more or less according to a survey by Galyon W. Northcutt, TN RLS 1529.

Tract #2

Beginning on an iron pin, the northwest corner of the herein described tract and located S-7° 18' 10"-W, 330.00' from the northwest corner of Tract #1 of this survey and a total of 356.84' south of the northeast corner of Chatham Pointe S/D; thence with the south line of tract #1 of this survey, S-78° 30' 00"-E, 573.22' to a Corp of Engineers pin, the northeast corner of the herein described tract and the southeast corner of tract #1 of this survey; thence S-4° 55' 55"-E, 424.82' to a Corp of Engineers Monument, the southeast corner of this tract and the northeast corner of Peninsula Point S/D; thence with the north line of said subdivision, N-84° 45' 29"-W, 662.13' to an iron pin in the east line of Chatham Pointe S/D, the southwest corner of this tract and the northwest corner of Peninsula Point S/D; thence with the east line of Chatham Pointe S/D, N-7° 18' 10"-E, 480.93' to an iron pin, the point of beginning and containing 6.33 Acres, more or less, according to a survey by Galyon W. Northcutt, TN RLS 1529.

Being the same property conveyed to Grantor by deed of record in Instrument #20021003-0120543, Registers' 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 17, 2026 (date of document).

Affiant Signature

02/18/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of February, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

202602180012978