Karen Johnson Davidson County
Batch# 1382664 DEEDQC
02/18/2026 04:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260218-0013043

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Jason L. Walker, Affiant

Subscribed and sworn to before me this
6th day of February, 2026.

Notary Public
My Commission Expires: 3/3/26

CONNOR D. McDONALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Exp. 3/3/2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
OI812 LLC PO Box 849 Ashland City, TN 37015	Same	067-00-0-151.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Jason L. Walker,** a married man, the "**Grantor**", does hereby convey and quitclaim unto **OI812 LLC**, a Tennessee limited liability company, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 6th day of February, 2026.

Jason L. Walker

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Connor McDonald the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Jason L. Walker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 6th day of February, 2026.

CONNOR D. McDONALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2026

Notary Public

My Commission Expires: 3/3/26

Katie Blessing Walker, Wife of the Grantor herein, hereby joins the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights she may have in the property conveyed.

IN TESTIMONY WHEREOF, this instrument has been executed by the Wife of the Grantor, this the 6th day of February, 2026.

Katie Blessing Walker, Wife of Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Katie Blessing Walker, the within named wife of bargainor, 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 within named wife of bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of February, 2026.

CONNOR D. McDONALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2026

Notary Public

My Commission Expires: 3/3/26

EXHIBIT A

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 and dated February 23, 2001, known as job no. 010017 more particularly described as follows;

Beginning at an iron pin set on the northerly margin of Hydes Ferry Pike (State Hwy 12). Said point of beginning being the Southwest corner of the herein described tract and also being 1032.30' easterly from the intersection of the easterly margin of Old Hickory Boulevard with the northerly margin of said Hydes Ferry Pike; thence leaving the margin of Hydes Ferry Pike and with the line of Tract 2 and 3 of said survey N 21°07'11"E 448.64' to an iron pin set in the line of the S.H.H., L.L.C. Property; thence with said line and a fence S 63°46'50"E 805.00' to an existing iron pin; thence leaving S.H.H., L.L.C. property, S 38°36'00"W 163.06' to an iron pin set on the northerly margin of said Hydes Ferry Pike; thence with the said northerly margin and a curve to the left and having a radius of 1181.00' and a long chord of 44.85', said chord having a bearing N 77°32'51"W a distance along the curve of 44.85' to an iron pin; thence continuing with the margin of said Road and a curve to the left having a radius of 1689.00' and a long chord of 236.40'; said chord having a bearing of N79°31'25"W a distance along the curve 236.59' to an iron pin; thence N 85°08'30"W103.00' to an iron pin; thence N 87°46'09"W 102.00' to an iron pin; thence N 89°31'02"W101.20' to an iron pin; thence S89°36'35"W 100.10' to an iron pin; thence S89°27'52"W100' to the point of beginning containing 5.01 Acres +/-.

Being the same property conveyed to Jason L. Walker, by Warranty Deed from Billy A. Baker, of record in Instrument No. 20190110-0002869, dated January 10, 2019, Register's Office for Davidson County, Tennessee.

The above-described property is unimproved property known as 5000 Ashland City Highway, Nashville, TN 37218.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, **Casey W. Riggs**, 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 February 18, 2026 (date of document).

Affiant Signature

February 18, 2026
Date

State of **Tennessee**

County of **Williamson**

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

