Karen Johnson Davidson County
Batch # 1383881 DEEDQC
02/20/2026 03:58:59 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260220-0013878

This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Willow Nashville, LLC 2722 Old Elm Hill Pike Suite A Nashville, TN 37214	Willow Nashville, LLC 2722 Old Elm Hill Pike Suite A Nashville, TN 37214	Map 163 Parcel 313

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Affiant

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

SUBSCRIBED AND SWORN TO before me, on this 20th day of February, 2026.

Notary Public

My Commission Expires: 11/2/2026

For and in consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Willow Pointe TN, L.P., a Tennessee limited partnership ("Grantor"), does hereby quitclaim unto Willow Nashville, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 1200 Hickory Hollow Terrace, Antioch, TN 37013.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this ____ day of February, 2026.

GRANTOR:

WILLOW POINTE TN, L.P.,
a Tennessee limited partnership

By: Freeman Webb Willow Pointe, LLC,
a Tennessee limited liability company,
its General Partner

By: _____
James Robert Freeman, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, LISA J. HEDGEPATH, a Notary Public of said County and State, personally appeared James Robert Freeman, 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 Chief Manager of Freeman Webb Willow Pointe, LLC, a Tennessee limited liability company, the General Partner of Willow Pointe TN, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing his name as Chief Manager.

Witness my hand and seal, at Office in the aforesaid county and state, this 19th day of February, 2026.

_____
Notary Public

My Commission expires: September 7, 2026

LISA J. HEDGEPATH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[SIGNATURE PAGE TO QUITCLAIM DEED]

EXHIBIT A

PROPERTY DESCRIPTION

BEING A PARCEL OF LAND LYING IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. SAID PARCEL BEING SHOWN ON TAX MAP 163-00 PARCEL 313.00, AND BELONGING TO WILLOW POINTE TN, LP. SAID PARCEL BEING OF RECORD IN DEED BOOK (DB) 20120224, PAGE (PG) 16422 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODCT). THIS PROPERTY CAN GENERALLY BE DESCRIBED AS BEING NORTH OF MOUNT VIEW ROAD, SOUTH OF AND ADJACENT TO HICKORY HOLLOW TERRACE, WEST OF BELL ROAD, EAST OF RURAL HILL ROAD AND BEING FURTHER DESCRIBED BELOW.

BEGINNING AT AN EXISTING ½" IRON PIN CAPPED "GRESHAM SMITH." SAID POINT OF BEGINNING BEING IN THE WEST BOUNDARY LINE OF SAID WILLOW POINTE PROPERTY, BEING THE SOUTHEAST CORNER OF THE HICKORY HOLLOW PRESERVATION, LP PROPERTY AS RECORDED IN INSTRUMENT 20230201-0007328 RODCT (LOT J-2 PLAN OF HICKORY HOLLOW MALL, SECTION 3, AS RECORDED IN PLAT BOOK (PB) 5190 PG 92 RODCT), BEING IN THE NORTH BOUNDARY LINE OF THE ECG HICKORY HOLLOW, GP PROPERTY AS RECORDED IN INSTRUMENT 20250508-0035987 RODCT (LOT J-1 PLAN OF RESUBDIVISION OF LOTS J-3 & J-5, SECTION 1, HICKORY HOLLOW TERRACE AS RECORDED IN PB 520 PG 697 RODCT), AND HAVING TENNESSEE (TN) STATE PLANE COORDINATES OF NORTHING 626,045.52 FEET AND EASTING 1,776,568.67 FEET.

THENCE, LEAVING SAID ECG HICKORY HOLLOW GP PROPERTY AND ALONG SAID HICKORY HOLLOW PRESERVATION, LP PROPERTY THE FOLLOWING 3 CALLS, NORTH 12° 38' 57" EAST, A DISTANCE OF 330.55 FEET TO A FOUND ½" PIN.

THENCE, NORTH 77° 18' 56" WEST FOR A DISTANCE OF 380.00 FEET TO A FOUND ½" IRON PIN

THENCE, SOUTH 37° 32' 39" WEST FOR A DISTANCE OF 50.07 FEET TO AN EXISTING ½" IRON PIN CAPPED "GRESHAM SMITH." SAID PIN BEING THE NORTHEAST CORNER OF PS SOUTHEAST ONE, INC AS RECORDED IN INSTRUMENT 20180301-0019549 RODCT (LOT 1 SHURGARD-FREEMAN PROPERTY AS RECORDED IN PB 9700 PG 211 RODCT).

THENCE, LEAVING SAID HICKORY HOLLOW PRESERVATION, LP PROPERTY AND ALONG SAID PS SOUTHEAST ONE, INC PROPERTY THE FOLLOWING 3 CALLS, SOUTH 86° 58' 28" WEST FOR A DISTANCE OF 383.32 FEET TO A SET 1/2" IRON PIN CAPPED "TTL.".

THENCE, NORTH 52° 12' 28" WEST FOR A DISTANCE OF 298.33 FEET TO AN EXISTING ½" IRON PIN CAPPED "GRESHAM SMITH."

THENCE, NORTH 83° 06' 22" WEST FOR A DISTANCE OF 93.18 FEET TO AN EXISTING ½" IRON PIN CAPPED "GRESHAM SMITH." SAID IRON PIN BEING IN THE EASTERN RIGHT OF WAY (ROW) OF RURAL HILL ROAD, BEING THE NORTHWEST CORNER OF SAID PS SOUTHEAST ONE, INC PROPERTY, AND BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, LEAVING SAID PS SOUTHEAST ONE, LP PROPERTY AND ALONG SAID ROW THE FOLLOWING 3 CALLS, NORTH 06° 20' 34" EAST FOR A DISTANCE OF 10.95 FEET TO A FOUND ½" IRON PIN.

THENCE, NORTH 04° 18' 00" EAST FOR A DISTANCE OF 208.56 FEET TO A FOUND ½" BENT IRON PIN.

THENCE, NORTH 03° 48' 41" EAST FOR A DISTANCE OF 19.41 FEET TO AN EXISTING ½" IRON PIN CAPPED "GRESHAM SMITH." SAID IRON PIN BEING IN THE NORTHEASTERN ROW OF SAID RURAL HILL, BEING THE SOUTHWEST CORNER OF THE JAMES CRAIGHEAD PROPERTY AS RECORDED IN DB 4301, PG 798 RODCT, AND BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, LEAVING SAID ROW AND ALONG SAID CRAIGHEAD PROPERTY THE FOLLOWING 2 CALLS, SOUTH 67° 56' 41" EAST FOR A DISTANCE OF 473.32 FEET TO A FOUND ½" IRON PIN. SAID PIN BEING THE SOUTHEAST CORNER OF SAID CRAIGHEAD PROPERTY.

THENCE, NORTH 27° 03' 06" EAST FOR A DISTANCE OF 291.30 FEET TO AN EXISTING ½" IRON PIN CAPPED 'GRESHAM SMITH." SAID IRON PIN BEING THE NORTHEAST CORNER OF SAID CRAIGHEAD PROPERTY, BEING IN THE SOUTH BOUNDARY LINE OF THE JOSE S. VALDOMAR CREDIT SHELTER TRUST AS RECORDED ON INSTRUMENT 20170626-0044162 RODCT, AND BEING THE NORTHERNMOST POINT OF HEREIN DESCRIBED TRACT.

THENCE, ALONG SAID VALDOMAR CREDIT SHELTER TRUST PROPERTY, SOUTH 61° 28' 00" EAST FOR A DISTANCE OF 226.83 FEET TO A FOUND DISTURBED CONCRETE MONUMENT. SAID MONUMENT BEING THE SOUTHEAST CORNER OF SAID VALDOMAR CREDIT SHELTER TRUST PROPERTY, AND BEING IN THE WEST BOUNDARY LINE OF THE ANTIOCH TN PROPCO, LLC AS RECORDED ON INSTRUMENT 20250925-0076665 RODCT (LOT J-4 HICKORY HOLLOW TERRACE AS RECORDED IN PB 5200. PG 546 RODCT).

THENCE, LEAVING SAID VALDOMAR CREDIT SHELTER PROPERTY AND ALONG SAID ANTIOCH TN PROPCO, LLC PROPERTY THE FOLLOWING 3 CALLS, SOUTH 34° 45' 34" WEST FOR A DISTANCE OF 90.06 FEET TO AN EXISTING ½" IRON PIN CAPPED "CHERRY."

THENCE, SOUTH 61° 28' 26" EAST FOR A DISTANCE OF 488.76 FEET TO A SET ½" IRON PIN CAPPED "TTL."

THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1,225.00 FEET, A DISTANCE OF 52.23 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 60° 14' 47" EAST ALONG WITH A CHORD DISTANCE OF 52.23 FEET TO A SET MAG NAIL IN THE CURB. SAID NAIL BEING LOCATED IN THE NORTHERN ROW OF SAID HICKORY HOLLOW TERRACE.

THENCE, LEAVING SAID PROPCO PROPERTY AND ALONG SAID ROW THE FOLLOWING 4 CALLS, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, A DISTANCE OF 207.57 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 00° 53' 12" WEST ALONG WITH A CHORD DISTANCE OF 87.52 FEET TO A SET MAG NAIL.

THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, A DISTANCE OF 54.21 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°14' 09" EAST ALONG WITH A CHORD DISTANCE OF 51.59 FEET TO AN EXISTING ½" IRON PIN CAPPED "GRESHAM SMITH." SAID IRON PIN BEING LOCATED IN THE SOUTHERN ROW OF SAID HICKORY HOLLOW TERRACE.

THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1,175 FEET, A DISTANCE OF 459.15 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 43°25' 56" EAST ALONG WITH A CHORD DISTANCE OF 456.23 FEET TO A SET ½" IRON PIN CAPPED "TTL."

THENCE, SOUTH 23° 41' 55" EAST FOR A DISTANCE OF 57.26 FEET TO A SET ½" IRON PIN CAPPED "TTL." SAID IRON PIN BEING IN THE NORTH BOUNDARY OF THE GREEN MXB, LLC PROPERTY AS RECORDED ON INSTRUMENT 20240306-0015472 RODCT (LOT 1 PLAN OF SUBDIVISION FOR LOT 1 - THE HILLS OF HICKORY HOLLOW COMMERCIAL P.U.D. AS RECORDED IN PB 6900 PG 603 RODCT), AND BEING THE EASTERNMOST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, ALONG SAID GREEN MXB, LLC PROPERTY THE FOLLOWING 5 CALLS, SOUTH 68° 39' 09" WEST FOR A DISTANCE OF 302.70 FEET TO A SET ½" IRON PIN CAPPED "TTL." SAID PIN BEING THE NORTHWEST CORNER OF SAID GREEN MXB PROPERTY.

THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 122.42 FEET, A DISTANCE OF 128.20 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87°49' 57" EAST ALONG WITH A CHORD DISTANCE OF 122.42 FEET TO A FOUND PK NAIL.

THENCE, NORTH 48° 38' 11" EAST FOR A DISTANCE OF 12.78 FEET TO A FOUND PK NAIL.

THENCE, SOUTH 40° 42' 59" EAST FOR A DISTANCE OF 48.63 FEET TO A FOUND PK NAIL.

THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 112.00 FEET, A DISTANCE OF 26.13 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 34°13' 36" EAST ALONG WITH A CHORD DISTANCE OF 26.07 FEET TO FOUND PK NAIL.

THENCE, SOUTH 24° 28' 07" EAST FOR A DISTANCE OF 51.04 FEET TO A SET ½" IRON PIN CAPPED "TTL." SAID PIN BEING THE SOUTHWEST CORNER OF SAID MXB GREEN PROPERTY AND IN THE NORTHERN ROW OF BELL ROAD.

THENCE, LEAVING SAID MXB PROPERTY AND WITH SAID ROW, SOUTH 70° 41' 11" WEST FOR A DISTANCE OF 30.10 FEET TO A FOUND ½" IRON PIN. SAID PIN BEING THE SOUTHEAST CORNER OF THE SHARON BELL BURKHART AND DONNA BELL PROPERTY AS RECORDED IN INSTRUMENT 20210121-0009003 RODCT (LOT 2 PLAN OF SUBDIVISION FOR LOT 1 - THE HILLS OF HICKORY HOLLOW COMMERCIAL P.U.D. AS RECORDED IN PB 6900 PG 687 RODCT).

THENCE, ALONG SAID BURKHART AND BELL PROPERTY THE FOLLOWING 6 CALLS, NORTH 19° 50' 57" WEST FOR A DISTANCE OF 35.62 FEET TO A FOUND PK NAIL.

THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 85.00 FEET, A DISTANCE OF 32.63 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 30° 52' 24" WEST ALONG WITH A CHORD DISTANCE OF 32.43 FEET TO FOUND PK NAIL.

THENCE, NORTH 41° 54' 54" WEST A DISTANCE OF 3.71 FEET TO A FOUND PK NAIL.

THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET, A DISTANCE OF 31.91 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 78°17' 12" WEST ALONG WITH A CHORD DISTANCE OF 29.79 FEET TO AN EXISTING ½" IRON PIN CAPPED "GRESHAM SMITH."

THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 148.85 FEET, A DISTANCE OF 143.61 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 76° 51' 35" WEST ALONG WITH A CHORD DISTANCE OF 138.11 FEET TO AN EXISTING ½" IRON PIN CAPPED "REIFSCHNEIDER."

THENCE, SOUTH 68° 49' 49" WEST FOR A DISTANCE OF 48.08 FEET TO AN EXISTING ½" IRON PIN CAPPED "REIFSCHNEIDER." SAID IRON PIN BEING THE NORTHWEST CORNER OF SAID BURKHART AND BELL PROPERTY, BEING IN THE EAST BOUNDARY LINE OF SAID ECG HICKORY HOLLOW, GP PROPERTY, AND BEING THE SOUTHERNMOST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, LEAVING SAID BURKHART AND BELL PROPERTY AND ALONG SAID ECG HICKORY HOLLOW, GP PROPERTY THE FOLLOWING 2 CALLS, NORTH 19° 59' 56" WEST FOR A DISTANCE OF 45.82 FEET TO A FOUND ½" IRON PIN.

THENCE, NORTH 51° 51' 18" WEST FOR A DISTANCE OF 244.86 FEET TO SAID POINT OF BEGINNING.

HEREIN DESCRIBED PROPERTY CONTAINING 506,581 SQUARE FEET, OR 11.63 ACRES, MORE OR LESS, AND FURTHER DESCRIBED BY JAKE S. LAY TN RLS #3464 WITH TTL, INC.

BEING THE SAME PROPERTY CONVEYED TO WILLOW NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FROM WILLOW POINTE TN, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY SPECIAL WARRANTY DEED DATED FEBRUARY 20, 2026, AND RECORDED AS INSTRUMENT NO. 20260220-0013877, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.