Karen Johnson Davidson County
Batch# 1393403 DEEDQC
03/16/2026 03:19:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260316-0020896

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF FEBRUARY, 2026.

NOTARY PUBLIC

MORIAH LEIGH NORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

THIS INSTRUMENT WAS PREPARED BY:

William H. Ball, Esq.
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kimbro Equities I 2200 Clifton Avenue Nashville, TN 37203	SAME ADDRESS AS NEW OWNER	119-05-009.00 (Tract I) 163-193.00 (Tract II)

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Kimbro Family Properties, GP**, a Tennessee general partnership (**"Grantor"**), by these presents, quitclaims, grants and conveys unto **Kimbro Equities I**, a Tennessee general partnership (**"Grantee"**), its successors and/or assigns, all its right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This is unimproved property located in Nashville, Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 26th day of February, 2026.

KIMBRO FAMILY PROPERTIES, GP,
a Tennessee general partnership

By: Harlon J. Kimbro, Jr.

Name: Harlon J. Kimbro, Jr.

Title: Partner

By: William C. Kimbro

Name: William C. Kimbro

Title: Partner

By: Anne Elizabeth Frost

Name: Anne Elizabeth Frost

Title: Partner

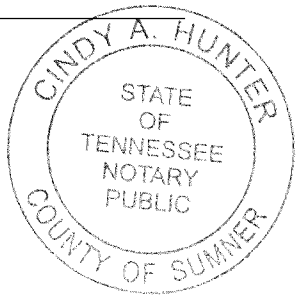
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Harlon J. Kimbro, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be a Partner of Kimbro Family Properties, GP, a Tennessee general partnership, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as a Partner.

Witness my hand, at office, this 26th day of February, 2026.

My Commission Expires: 8-24-2027

Notary Public



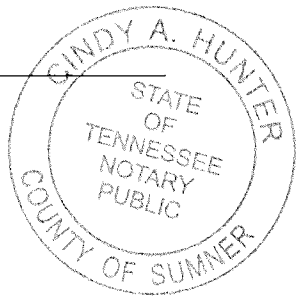
[NOTARY SIGNATURES TO FOLLOW]

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William C. Kimbro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be a Partner of Kimbro Family Properties, GP, a Tennessee general partnership, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as a Partner.

Witness my hand, at office, this 26th day of February, 2026.

My Commission Expires: 8-24-2027 Notary Public



STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Anne Elizabeth Frost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be a Partner of Kimbro Family Properties, GP, a Tennessee general partnership, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as a Partner.

Witness my hand, at office, this 26th day of February, 2026.

My Commission Expires: 8-24-2027 Notary Public

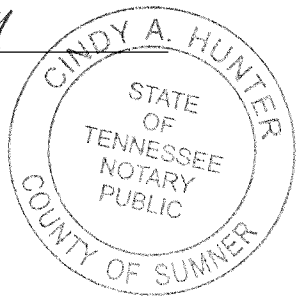


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I

Being Lot No. 531 and the southerly half of Lot 532 on the Plan of Grandview Heights Addition, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 531 and part of Lot 532 front together 75 feet on the west side of Nolensville Road, formerly Cherry Street extended, and run back between parallel lines 150 feet to an alley, less the following described property:

Beginning at a point approximately Survey Station 541 + 15 on the State of Tennessee re-located Nolensville Pike, which point is the southeast comer of Lot No. 531 on the Plan of Grandview Heights Addition to the City of Nashville, Tennessee, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee; thence northwardly along the easterly line of Lot 531 and the south half of Lot 532, which line is also the westerly right-of-way line of the Nolensville Pike as presently laid out, seventy-five (75) feet, more or less, to the southerly right-of-way line of Melrose Avenue; thence westerly along the southern right-of-way line of Melrose Avenue eighteen and seven tenths (18.7) feet; thence in a southeasterly direction around an arc of an eighteen (18) foot radius, twenty eight and twenty eight hundredths (28.28) feet to a point, which point is nine tenths (0.9) of a foot westerly from the easterly property line of the Dickens property; thence in a southerly direction fifty-six (56) feet to the southerly property line of the Dickens property (also the southerly line of Lot No. 531); thence in an easterly direction one and four tenths (1.4) feet to the point of beginning.

Being a portion of the same property conveyed to Kimbro Family Properties, GP, a Tennessee general partnership, by the Quitclaim Deeds of record in Instrument No. 20031111-0165059 and Instrument No. 200602240021898, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address is 2401 Nolensville Road, Nashville, Tennessee

TRACT II

A tract of land in the 5th Civil District of Davidson County, Tennessee, at intersection of Interstate 24 and Bell Road.

Beginning at an iron pin in the intersection of proposed right-of-way of Cane Ridge Road and the right-of-way of Frontage Road (north side of Bell Road); said point being located 60.2 feet easterly from a concrete monument in the right-of-way of said Frontage Road and proceeding as follows: Northwesterly with a 281.5 foot radius curve left a distance of 200 feet to an iron pin; thence, northeasterly 92.73 feet to an iron pin; thence, southeasterly with a 435.6 feet radius curve right a distance of 66.8 feet to an iron pin; thence, containing southeasterly 136.69 feet to an iron pin; thence, southerly 134.95 feet to an iron pin; thence westerly 134.5 feet to the point of beginning and containing 0.81 acres more or less.

Said tract being in the northeast quadrant of interchange of Interstate 24 and Bell Road.
Together with all appurtenances thereunto belonging or appertaining and all right, title and interest which the owner of the above described premises may have in and to any and all roads, streets and ways bounding said premises.

Being a portion of the same property conveyed to Kimbro Family Properties, GP, a Tennessee general partnership, by the Quitclaim Deeds of record in Instrument No. 20031111-0165059 and Instrument No. 200602240021898, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address is 5272 Cane Ridge Road, Nashville, Tennessee

Certificate of Authenticity

I, Leigh Norton, 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 26th, 2026

Date

Affiant Signature

February 26, 2026

Date

State of Tennessee

County of Davidson

Sworn and subscribed to me this 26th day of February, 2026

Notary's Signature

My Commission Expires: 3/20/2028

Date

Notary's Seal (if on paper)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028