Karen Johnson Davidson County
Batch# 1394168 DEEDQC
03/18/2026 10:14:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260318-0021520

Prepared by and Return To:
Atkinson Ferguson, LLC
118 Court Street
Monroe, GA 30655

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel No.:**
Trinity Land Dewfall Hathaway, LLC 3300 Northeast Expressway, Bldg. 6 Atlanta, Georgia 30341	Same	071-01-0-071.00

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **CROSSING HOLDING, LLC,** a Tennessee limited liability company, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey all its right, title and interest to **TRINITY LAND DEWFALL HATHAWAY, LLC,** a Georgia limited liability company, hereinafter called "GRANTEE", its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

[*signature page follows*]

WITNESS its hand this 12 day of March, 2026.

GRANTOR:

CROSSING HOLDING, LLC,
a Tennessee limited liability company

By: _____
Name: Nishith Jobalia
Title: Authorized Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nishith Jobalia with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Authorized Member of Crossing Holding, LLC, a Tennessee limited liability company, and that being authorized to do so in the capacity set forth above, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

Witness my hand and official seal at office at Davidson County, Tennessee on this the 12 day of March, 2026.

_____
Notary Public

Commission Expires: January 22, 2030

CORNELIA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 22, 2030

OATH OF CONSIDERATION

STATE OF GEORGIA

COUNTY OF GWINNETT

THE UNDERSIGNED HEREBY SWEARS OR AFFIRMS THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $0.00.

_____ (SEAL)
AFFIANT: C. DANIEL HATHAWAY

Signed, sealed and delivered this 13th day of March, 2026, in the presence of:

_____
Notary Public
My Commission Expires: 11/15/2026



EXHIBIT A

Legal Description

Being a tract of land lying in the 2nd District of Davidson County, Nashville, Tennessee and being the lot shown on Consolidation of Property, Joseph Herrod Property, as recorded in Instrument Number 20030825-0122822, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the south by the northern right of way (ROW) of West Trinity Lane (State Route 65, U. S. Highway 431), bounded on the west by Manning Family Partners, L.P. as recorded in Instrument Number 20100511-0036047, RODC, by Juan Carlos Casanova and Loreli Valverde as recorded in Instrument Number 20131217-0127505, RODC, by Lots 1 and 2 of Resubdivision of Lot 1, Consolidation of Property, of the E. C. Property, as recorded in Instrument Number 20061219-0156400, RODC, by Cleve Yokley, Jr. and Eddie H. Yokley Etal as recorded in Instrument Number 20181011-0100704, RODC, and by Abdur-Rahim Zai'mah Etux as recorded in Book 6569, Page 456, RODC, bounded on the north by Abdur-Rahim and Mary Zai'mah as recorded in Book 8093, Page 473, RODC, by Lot 22 of Section 1, Trinity Hills Village as recorded in Book 4175, Page 92, RODC, by the southern ROW terminus of Woodridge Drive, and by Lot 1 of Roberts Subdivision as recorded in Instrument Number 20080430-0044161, RODC, and bounded on the east by Lot B Open Space and Lot 34 of The Woods at Monticello, Phase 1, as recorded in Instrument Number 20091216-0114519, RODC, by Ronette D. Lawrence and Billie J. Robertson, Jr. as recorded in Instrument Number 20200817-0091687, RODC, by the western ROW terminus of Winstead Avenue, by O.I.C. Homes at 421 Monticello Street as recorded in Instrument Number 20250102-0000400, RODC, by the western ROW of Monticello Street, by Metropolitan Government of Nashville and Davidson County as recorded in Book 5414, Page 165, RODC, and by Brad Dodge as recorded in Instrument Number 20160104-0000151, RODC.

Said tract being more particularly described as follows:

POINT OF BEGINNING being a found 3/8" iron rod lying on said northern ROW of West Trinity Lane, being ±60 feet west of the western ROW intersection of said Monticello Street, and being the southwest corner of said Dodge; thence along said northern ROW of West Trinity Lane with a curve to the left having an arc length of 232.28 feet, a central angle of 17°24'37", a radius of 764.43 feet, and having a chord bearing and distance of North 79°50'19" West 231.39 feet to a found 3/8" iron rod; thence leaving said ROW of West Trinity Lane and along the common line of said Manning Family Partners, L.P. with the following: North 16°27'47" East 91.61 feet to a found iron rod with cap; thence North 73°28'13" West 99.98 feet to a found iron rod with cap; thence along the common line of said Casanova and Valverde North 16°27'47" East 130.07 feet to a found iron rod with "CHERRY" cap; thence along the common line of said Lot 2 South 73°35'09" East 29.97 feet to a found iron rod with "CHERRY" cap; thence along the common line of said Lot 2 and said Lot 1 of Resubdivision of Lot 1, Consolidation of Property, of the E. C. Bender Property, North 16°35'38" East 134.90 feet to a found 3/8" iron rod; thence along the common line of said Lot 1 of Resubdivision of Lot 1, Consolidation of Property, of the E. C. Bender Property, North 73°29'34" West 141.08 feet to a found 3/8" iron rod; thence along the common line of said Yokley North 05°11'08" East 135.77 feet to a set iron rod with cap; thence along the common line of said Zai'mah as recorded in Book 6569, Page 456, RODC, with the following: North 87°46'07" East 37.94 feet to a found 2" iron pipe; thence North 05°17'00" East 61.01 feet to a found 1" iron rod; thence along

the common line of said Zai'mah as recorded in Book 8093, Page 473, RODC, North 85°22'38" East 226.05 feet to a found concrete monument; thence along the common line of said Lot 22, said southern ROW terminus of Woodridge Drive and common line of said Lot 1 of Roberts Subdivision North 85°36'39" East 215.86 feet to a found iron rod with "ELKINS 2427" cap; thence along the common line of said Lot B Open Space and Lot 34 South 05°31'20" West 370.08 feet to a point; thence along the common line of said Lawrence and Robertson North 73°33'05" West 129.35 feet to a set iron rod with cap; thence along the common line of said Lawrence and Robertson, said western ROW terminus of Winstead Avenue and common line of said O.I.C. Homes at 421 Monticello Street South 16°32'44" West 210.22 feet to a found iron rod with "CHERRY" cap; thence along the common line of said X5 Construction LLC South 73°27'51" East 150.13 feet to a found 3/8" iron rod; thence along said western ROW of Monticello Street South 16°30'40" West 55.09 feet to a found 3/8" iron rod; thence along the common line of said Metropolitan Government of Nashville and Davidson County and said Dodge North 73°28'13" West 60.10 feet to a found iron rod with "CHERRY" cap; thence along the common line of said Dodge South 16°26'45" West 65.95 feet to the point of beginning.

Tract contains 215,970 square feet or 4.96 acres.

Being the same property conveyed to Crossing Holding, LLC a Tennessee limited liability company by General Warranty Deed from W Trinity Land Development GP, a Tennessee General Partnership dated March 10, 2022 and filed for record on March 25,2022 as Instrument No. 20220325-0034693, Register of Deeds Office for Davidson County Tennessee, as affected by that certain Affidavit of Scrivener's Error dated February 3, 2026 and filed for record on February 17, 2026 as Instrument No. 20260217-0012422.

CERTIFICATE OF AUTHENTICITY

I, Regina Yoho do hereby make oath that I am an employee of Stewart Title Guaranty Company – Commercial Services and/or 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 laws of Tennessee.

Regina Yoho
Affiant
Date: 3-16-2026

STATE OF Georgia
COUNTY OF Fulton

Sworn to and subscribed before me this 16th day of March, 2026.

Jessica Robertson
Notary Public

My Commission Expires: 8-27-2027

JESSICA ROBERTSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 27, 2027