THIS INSTRUMENT PREPARED BY, AND
AFTER RECORDING, RETURN TO:
Chambliss, Bahner & Stophel, P.C.
605 Chestnut Street, Suite 1700
Chattanooga, Tennessee 37450
Attention: Andrew J. Leffler

Karen Johnson Davidson County
Batch# 1397663 DEEDQC
03/26/2026 10:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260326-0024053

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Vulcan Re Investment, LLC 2001 Warfield Drive, Ste. 202 Nashville, Tennessee 37211	Vulcan Re Investment, LLC 2001 Warfield Drive, Ste. 202 Nashville, Tennessee 37211	133 09 0 002.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CTC PROPERTIES, a Tennessee general partnership ("**GRANTOR**"), does hereby sell, transfer, convey and quitclaim unto VULCAN RE INVESTMENT, LLC, a Tennessee limited liability company ("**GRANTEE**") and its successors and assigns, all of GRANTOR'S right, title and interest in the certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described on Exhibit A attached to and made a part of this Quitclaim Deed (collectively, if applicable, the "**Property**").

GRANTOR and GRANTEE acknowledge that this Deed was prepared from information furnished by them. No title examination has been made by the preparer, and the firm Chambliss, Bahner & Stophel, P.C. disclaims responsibility for the status of title to the Property or for the accuracy of such information. Wherever 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 on following page)

GRANTOR:

CTC PROPERTIES,
a Tennessee general partnership

By: _____
Name: Matthew T. Carden
Title: Managing Partner

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county mentioned, personally appeared Matthew T. Carden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the managing partner of CTC Properties, a Tennessee general partnership, the within named bargainor, a general partnership, and that such person as such managing partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the general partnership by such person as such managing partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 24 day of March, 2026.

CINDY MAYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Cindy Mayle
Notary Public

My Commission Expires: 1·22·30

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0

Affiant

Subscribed and sworn before me, this 25th day of March, 20

Notary

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Exp. 10/30/27

EXHIBIT "A"

Being a tract of land in Nashville, Davidson County, Tennessee and being Tract II of the property conveyed to Nelson Andrews and wife, Sue Andrews, from Distributors Warehousing, Inc., of record in Book 4835, page 40, R.O.D.C., Tennessee and more particularly described according to a survey dated February 3, 2026, by Patrick S. Coode, T.R.L.S No. 855 as follows:

Beginning at an iron pin in the West right-of-way of Vulcan Drive, same being 30.00 feet North of the South right-of-way of McNally Drive, same being the Southeast corner of Lot 13, Section Four, ALLIED INDUSTRIAL PARK of record in Book 4175, page 1, in the R.O.D.C., Tennessee and being the Northeast corner of the herein described tract, thence with the West boundary of Tract I of said Andrews Property S 05° 37' 55" W, 462.32 feet to an iron pin in the North right-of-way of the CSX Railroad, thence with said right-of-way along a curve to the RIGHT, having a radius of 2,914.93 feet, a tangent of 174.00 feet, a central angle of 06° 49' 56", a chord of S 67° 48' 55" W, 347.39 feet, and a length of 347.60 feet to an iron pin in the asphalt pavement at the intersection of the North and East right-of-ways of the CSX Railroad, thence with said East right-of-way N 07° 04' 10" E, 608.42 feet to a point, same being the Southwest corner of Lot 13, Section Four, ALLIED INDUSTRIAL PARK, thence with the boundary of said lot S 84° 22' 05" E, 300.00 feet to the Point of Beginning. CONTAINING 3.74 ACRES MORE OR LESS.

Being the same property conveyed to CTC Properties, a Tennessee general partnership, by Warranty Deed from Faisue Properties, a Tennessee partnership of record in Book 6736, page 59, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Jeananne Thompson, 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 3/25/2026.

Date

Jeananne Thompson

Affiant Signature

3/25/2026

Date



State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of March, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)