Karen Johnson Davidson County
Batch# 1402600 DEEDQC
04/07/2026 12:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20260407-0027889

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Facilities Development Group II, LLC 1616 Westgate Circle, #510 Brentwood, TN 37027	Map-Par. 164-00-0-166.00 Map-Par. 172-04-0-013.00 Map-Par. 187-00-0-045.00	Same
This instrument prepared by: Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400, Nashville, TN 37203 (MDB)		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged **FACILITIES DEVELOPMENT GROUP, LLC,** a Tennessee limited liability company, (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **FACILITIES DEVELOPMENT GROUP II, LLC,** a Tennessee limited liability company, (together the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being three (3) separate parcels as more particularly described on Exhibit A attached hereto, which is herein incorporated by reference (the "Property"), and all other assets associated with the Property (including but not limited to construction plans and drawings, contracts, approvals and permits). All parcels on Exhibit A are unimproved property.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $775,000.00.

Affiant

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

Notary Public

My Commission Expires: 8-30-2027

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30 day of March, 2026.

FACILITIES DEVELOPMENT GROUP, LLC

By: _____

Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and or the State and County, appeared George Stevens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Facilities Development Group, LLC, the within bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such President.

WITNESS my hand and official seal, at office at Nashville, Tennessee, this 30th day of March, 2026.

CYNTHIA A. EVANS-DILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 6, 2029

_____ Notary Public

My Commission Expires: March 6, 2029

EXHIBIT A
Legal Description

PARCEL ONE:

Land in the 8th Council District of Davidson County, Tennessee, being the same property of record as Instrument No. 20240422-0028762, said Register's Office, and being known as Map-Par. 164-00-0-166.00 according to the Davidson County Tax Assessor's Office.

Being the same property conveyed to FACILITIES DEVELOPMENT GROUP, LLC, by deed from BILLY J. SULLIVAN AND WIFE, GERALDINE B. SULLIVAN, of record as Instrument No. 20240422-0028762, dated April 19, 2024, said Register's Office.

PARCEL TWO:

Land in Davidson County, Tennessee, being Reserve Parcel 13, as shown on the map entitled Section 1, Monte Carlo Estates, of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FACILITIES DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TERRON MERCER, of record as Instrument No. 20220628-0073873, dated June 22, 2022, said Register's Office.

PARCEL THREE:

Land in the 5th Civil District of Davidson County, Tennessee, and described according to a survey made by Donald W. Fortner, surveyor, March 20, 1975, as follows:

Beginning at a point in the northwest corner of Ferrell (Book 7494, page 79, RODC; formerly Carl D. Clark property); thence, with Ferrell's northerly line S 86° 40' E 171.25' to a point in the northeast corner of Ferrell's property; thence, N 7° 25' E 1,001.32' to a point; thence, N 84° 02' W 171.25' to a point; thence, S 6° 52' W 485.65' to a point; thence, S 7° 53' W 523.56' to the point of beginning.

TOGETHER WITH an easement rights as set forth in the Easement or Right-of-Way for Access to Property of record as Instrument No. 20220728-0086071, said Register's Office.

Being the same property conveyed to FACILITIES DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RONALD BARRY MCPEAK AND WIFE, MOONYENE K. MCPEAK, of record as Instrument No. 20220728-0086072, dated July 20, 2022, said Register's Office.

Certificate of Authenticity

I, Melissa Goetz, 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 March 30, 2026.

Date

Affiant Signature

April 6, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of April, 2026

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON