Karen Johnson
Batch # 1403165
04/08/2026 08:23:03 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260408-0028133

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

# QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map & Parcel: |
|---|---|---|
| Circle T Land LLC<br>856 E. Benjamin Drive<br>Franklin, TN 37067 | NEW OWNER | 118-08-0-207.00<br>118-08-0-208.00<br>118-08-0-265.00<br>118-08-0-266.00<br>118-08-0-267.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tallman Enterprises, LLC, a Tennessee limited liability company** "the Grantor," conveys and quitclaims unto **Circle T Land LLC, a Tennessee limited liability company** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee described as follows to-wit:

Being two tracts of land located in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being Lots 172, 173, and portions of Lots 167, 168, 169, and 174 of the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park as recorded in Plat Book 332, page 29, R.O.D.C.T. and being more particularly described as follows:

TRACT ONE: BEGINNING at an iron pin set in the easterly right-of-way of Winford Avenue, said pin being the southwesterly corner of the tract herein described and being N 04° 03' E 427.8 feet from the centerline intersection of Winford Avenue and Cruzen Street; thence, along the easterly right-of-way of Winford Avenue N 00° 37' 40" E 150.00 feet to an iron pin set on said easterly right-of-way, said pin being the northwesterly corner of the tract herein described; thence, leaving the right-of-way of Winford Avenue and along the southerly boundary of Andrews, Pruett, and Middleton property as recorded in Deed Book 7891, page 46, N 88° 16' 13" E 150.00 feet to an iron pin set on the westerly margin of Alley No. 1838, said pin being the Northeast corner of the herein described tract; thence, along the westerly right-of-way of said Alley No. 1838 S 00° 37'40" W 132.24 feet to an iron pin set on said Alley right-of-way and also on the northerly right-of-way of said railroad spur line serving the Shoney's Inc. Distribution Center to the West, said pin being 25 feet from the centerline of said spur track and also being the Southeast corner of the herein described tract; thence, leaving the margin of Alley No. 1838 and along the northerly right-of-way of said railroad spur with a curve to the right having a central angle of 21° 51' 07", a radius of 334.27 feet, and a chord of S 79° 44' 14" W 126.72 feet to an iron pin set on said right-of-way; thence, continuing along the northerly right-of-way of said railroad spur N 89° 20' 13" W 25.44 feet to the BEGINNING containing 0.504 acre, more or less.

TRACT TWO: BEGINNING at an iron pin set on the westerly right-of-way of Cruzen Street, said pin also being on the northerly right-of-way of a railroad spur line serving Shoney's Inc. Distribution Center to the West, and also being N 42° 50' W 531.00 feet from L & N Railroad Milepost 189; thence, along the northerly right-of-way of said railroad spur and with a curve to the right having a central angle of 34° 32' 36", a radius of 334.27 feet, and a chord of S 48° 44' 38" W 198.49 feet to an iron pin set on said railroad spur right-of-way and also on the easterly margin of Alley No. 1838, said pin being the Southwest corner of the tract herein described; thence, along the easterly margin of said 15 foot Alley N 00° 37' 40" E 126.43 feet to an iron pin set, the Northwest corner of the tract herein described; thence, leaving the margin of Alley No. 1838 and along the southerly boundary of the E. C. Pigg property as recorded in Deed Book 5407, page 142, N 88° 16' 13" E 147.90 feet to the Northeast corner of the herein described tract and the point of BEGINNING, containing 0.260 acre, more or less. The following described real estate, situated in the 7th Civil District of Montgomery County, Tennessee, to-wit:

Being the same property conveyed to Tallman Enterprises, LLC, a Tennessee limited liability company, by Warranty Deed from Douglas Printing Company, Inc., a Tennessee corporation also known as Douglas Printing, Inc., dated June 18, 2015, and recorded on June 19, 2015, in Instrument No. 20150619-0058737, in the Register's Office for Davidson County, Tennessee.

The above described two tracts of land are described according to a survey made by Boyd B, Gibbs, TN Lic. No. 1598 of Cumberland Survey, dated March 21, 1990

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 7th day of April, 2026.

Tallman Enterprises, LLC,

By: The Tallman Trust, Member

By: _____
Gary Robert Tallman Jr., Co-Trustee

By: _____
Julie Marie Tallman, Co-Trustee

By: _____
Gary Robert Tallman Jr., Member

By: _____
Julie Marie Tallman, Member

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, a Notary Public in and for said State and County, Gary Robert Tallman Jr. and Julie Marie Tallman, both in their capacities as individual Members and as Co-Trustees of The Tallman Trust, Member of Tallman Enterprises, LLC, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Member of Tallman Enterprises and that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of April, 2026.

Notary Public
My commission expires: 6/3/28

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

Gary Robert Tallman Jr.
(Affiant)

Notary Public

My commission expires: 6/3/28

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY