Karen Johnson Davidson County
Batch# 1403274 DEEDQC
04/08/2026 10:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260408-0028264

OWNER/RESPONSIBLE TAXPAYER:
MVT Real Estate, LLC
3590 West Picacho
Las Cruces, NM 88007
Parcel ID 08000006800

THIS INSTRUMENT PREPARED BY:
Lewis Thomason, P.C.
900 S. Gay Street, Suite 300
Knoxville, TN 37902
(RJA)

QUIT CLAIM DEED

THIS INDENTURE made this 2nd day of April, 2026, between JRBR Holding, LLC, a Tennessee limited liability company ("First Party"), and MVT Real Estate, LLC, a New Mexico limited liability company ("Second Party");

W I T N E S S E T H:

THAT SAID FIRST PARTY, for in and in consideration of the sum of One and No/100 ($1.00) Dollars, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and **QUIT CLAIMED**, and does by these presents sell, remise, release and **QUIT CLAIM** unto Second Party, all of First Party's right, title and interest in and to the following described premises, to-wit:

See **Exhibit A** attached hereto and made a part hereof.

BEING Lot Number 1 on the Stewarts Lane Business Park Resubdivision Lot 4, of record in PL-20231206 0094417 in the Davidson County Register of Deeds Office.

BEING the same property conveyed to JRBR Holding, LLC by instrument of record at Deed Book 20090327 0027759 in the Davidson County Register of Deeds Office; and

all the estate, right, title and interest of First Party therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said Second Party, its successors and assigns forever.

IN WITNESS WHEREOF, the said First Party has executed this instrument as of the day and year first above written.

JRBR Holding, LLC

By: _____

Title: President

STATE OF New Mexico

COUNTY OF Dona Ana

Before me, a notary public of the state and county aforesaid, personally appeared Royal Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of JRBR Holding, LLC the within named bargainor, a limited liability company, and that he executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President.

WITNESS my hand at office, this 2nd day of April, 2026.

State of New Mexico
Notary Public
Trisha N. Grim
Commission Number 1099420
Expiration Date 12/7/2027

NOTARY PUBLIC

My commission expires: 12/07/2027

I hereby swear or affirm that the actual consideration of this transfer is $100.00. Affiant

Subscribed and sworn to before me this 2nd day of April, 2026.

Notary Public

My Commission Expires: 12/07/2027

State of New Mexico
Notary Public
Trisha N. Grim
Commission Number 1099420
Expiration Date 12/7/2027

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION WHATSOEVER AS TO THE STATUS OF TITLE. THIS DEED WAS PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATIONS WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

EXHIBIT "A"
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot Nos. 3 and 4 on the Plan of Stewarts Lane Business Park, as of record in Deed Book 7900, Page 825, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description and being more particularly described as follows:

Beginning at an existing iron rod in the northerly right-of-way line of County Hospital Road, at a corner common with the property of Gus Richards, Jr., as of record in Deed Book 4075, Page 340, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 675,872.39; Easting: 1,714,690.63; on the State Plane Coordinate System;

Thence with the northerly right-of-way line of County Hospital Road, North 64 deg 59 min 56 sec West 77.52 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 47.16 feet, the central angle of which is 90 deg 03 min 42 sec, the radius of which is 30.00 feet, the chord of which is North 19 deg 58 min 05 sec West, 42.45 feet to an iron rod set, at the intersection with the easterly right-of-way line of Stewarts Lane, 60 feet in width;

Thence leaving the northerly right-of-way line of County Hospital Road, with the easterly right-of-way line of Stewarts Lane, North 25 deg 03 min 46 sec East, 57.03 feet to an iron rod set;

Thence with a curve to the left, along an arc length of252.43 feet, the central angle of which is 22 deg 57 min 27 sec, the radius of which is 630.00 feet, the chord of which is North 1J deg 35 min 02 sec East, 250.75 feet to an iron rod set;

Thence North 02 deg 06 min 21 sec East, 907.43 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of97.37 feet, the central angle of which is 08 deg 51 min 20 sec, the radius of which is 630.00, North 02 deg 19 min 19 sec West, 97.28 feet to an existing iron rod;

Thence North 06 deg 25 min 03 sec West, 4.92 feet to an existing iron rod, at a comer common with State of Tennessee, as of record in Instrument Number: 20000103-0000148, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Stewarts Lane, with the southerly property line of the State of Tennessee, North 89 deg 48 min 57 sec East, 260.39 feet to an existing iron rod, at a comer common with the property of the State of Tennessee, as of record in Instrument Number 20000306-0021806, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of the State of Tennessee, South 89 deg 27 min 01 sec East 653.33 feet to an iron rod set, at a comer common with the property of Gus Richards, Jr., as of record in Deed Book 5552, Page 989, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Gus Richards, Jr., South 41 deg 22 min 07 sec West, 360.00 feet to an iron rod set;

Thence South 15 deg 14 min 03 sec West, 156.09 feet to an iron rod set;

Thence South 11 deg 17 min 45 sec East, 280.54 feet to an iron rod set;

Thence South 27 deg 34 min 31 sec East, I05.97 feet to an iron rod set, at a corner common with the property of Gus Richards, Jr.;

Thence with the westerly property line of Gus Richards, Jr., South 53 deg 00 min 01 sec West, 482.22 feet to an iron rod set;

Thence South 69 deg46 min 01 sec West, 94.40 feet to an iron rod set; Thence South 59 deg 00 min 16 sec

West, 198.00 feet to an iron rod set;

Thence South 37 deg 58 min 47 sec West, 199.04 feet to the POINT OF BEGINNING. Containing 792,975 square feet or 18.204 acres more or less.

True Copy Certification

I, Jeff McCall, 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 the law on this 2 day of April, 2026.

Affiant Signature

4.7.2026
Date

State of TN

County of KNOX

Sworn to and subscribed before me this 7 day of April, 2026

Notary Signature

MY COMMISSION EXPIRES: 4.7.2026
Notary's Seal (if on paper)

