Karen Johnson Davidson County
Batch# 1404657 DEEDQC
04/13/2026 09:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260413-0029661

QUITCLAIM DEED

FROM: PROPCO 1116 POLK, LLC, a Tennessee limited liability company

TO: John D. Rudd, an individual

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
John D. Rudd 1034 N. Highland Ave. Suite A Murfreesboro, Tennessee 37130	(same)	106-09-0-020.00 106-09-0-064.00

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville Tennessee 37219-8966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2026.

BENITA HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 02, 2026

Notary Public

My Comm. Expires: Nov 2, 2026

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **PROPCO 1116 POLK, LLC**, a Tennessee limited liability company, hereinafter called "Grantor," by these presents, does hereby quitclaim and convey all of its right, title, and interest in and to an undivided one-third (1/3) tenant in common interest, to John D. Rudd, an individual, 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.

This is improved property located at 1116 and 1124 Polk Avenue, Nashville, Davidson County, Tennessee 37210.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of April ____, 2026.

GRANTOR:

PROPCO 1116 POLK, LLC,
a Tennessee limited liability company

By: _____
Name: Chad M. Grout
Title: President

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chad M. Grout, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him to be the President of **PROPCO 1116 POLK, LLC**, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 10th day of April, 2026.

_____
NOTARY PUBLIC

My Commission Expires: Nov 2, 2026

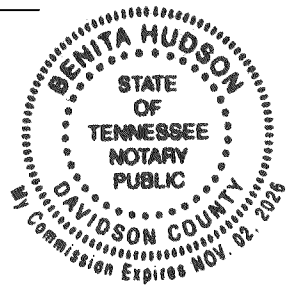


Exhibit A

Legal Description of Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEGINNING AT AN FOUND 1/2" OPEN TOP PIPE LOCATED AT THE INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY OF L & N RAILROAD (100' R.O.W.) AND THE WESTERN RIGHT-OF-WAY OF FOSTER AVENUE (60' R.O.W.); THENCE RUNNING ALONG THE SAID NORTHWESTERN RIGHT-OF-WAY OF L & N RAILROAD S 46°32'27" W A DISTANCE OF 728.66 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE LEAVING SAID NORTHWESTERN RIGHT-OF-WAY OF L & N RAILROAD AND RUNNING ALONG THE COMMON LINE OF LANDS OWNED NOW OR FORMERLY BY VALLEY ENTERPRISES, N 39°30'20" W A DISTANCE OF 146.65 FEET TO A FOUND 1-1/4" OPEN TOP PIPE; THENCE N 87°37'23" W A DISTANCE OF 133.43 FEET TO A FOUND 1/2" OPEN TOP PIPE LOCATED AT THE EASTERN RIGHT-OF-WAY OF POLK AVENUE; THENCE RUNNING ALONG THE EASTERN RIGHT-OF-WAY OF POLK AVENUE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 425.10 FEET, A RADIUS OF 838.15 FEET A CHORD BEARING AND DISTANCE OF N 16°19'50" E A DISTANCE OF 420.56 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE N 01°48'02" E A DISTANCE OF 519.25 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY OF POLK AVENUE AND RUNNING S 88°41'32" E A DISTANCE OF 139.77 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE N 01°49'47" W A DISTANCE OF 9.67 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE N 89°43'13" E A DISTANCE OF 155.72 FEET TO A FOUND 1-1/4" OPEN TOP PIPE; THENCE N 01°44'02" E A DISTANCE OF 67.31 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE S 89°20'53" E A DISTANCE OF 338.72 FEET TO A FOUND 1/2" OPEN TOP PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY OF FOSTER AVENUE; THENCE RUNNING ALONG SAID WESTERN RIGHT-OF-WAY OF FOSTER AVENUE S 01°24'00" W A DISTANCE OF 610.91 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PROPCO 1116 POLK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEEDS FROM MCDAVER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 202110010131955; AND OF RECORD IN INSTRUMENT NO. 202110010131956, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Ward M. Pickens, 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 April 10, 2026 (date of document).

Affiant Signature

April 10, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of April, 2026

Notary's Signature

My Commission Expires: Nov 1, 2026

NOTARY'S SEAL

