NEW OWNER:

MAIL TAX BILLS:

PREMIER HOLDINGS GROUP, LLC
4544 MOUNT SHARON ROAD
GREENBRIER, TENNESSEE 37073

MAP/PARCEL: 148 16 0 049.00

ADDRESS: 2310 ANTIOCH PIKE
ANTIOCH, TENNESSEE

THIS INSTRUMENT PREPARED BY:

JONATHAN A. GARNER
WALKER & GARNER

NO TITLE SEARCH CONDUCTED

QUIT CLAIM DEED

THIS INSTRUMENT, made and entered into this the 16th day of April, 2026, between **REYES CONSTRUCTION, INC.**, hereinafter called the **PARTY OF THE FIRST PART**, to **PREMIER HOLDINGS GROUP, LLC,** hereinafter called the **PARTY OF THE SECOND PART**:

WITNESSETH:

That for and in consideration of the sum of **ONE** and **00/100 DOLLARS ($1.00)**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **REYES CONSTRUCTION, INC.**, the said **PARTY OF THE FIRST PART**, does hereby transfer, convey, sell and Quitclaim unto the said **PARTY OF THE SECOND PART, PREMIER HOLDINGS GROUP, LLC**, heirs and assigns, all of my right, title and interest in and to the following described tract of land, situated in the USD of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Karen Johnson
Batch # 1411950
04/28/2026 08:38:58 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260428-0036654

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TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:

TRACT NO. I; Tax ID No. 14816005700
BEGINNING at a stake at the corner of the Reeves and T. E. Cole line; thence running South with the Cole line 150 feet to a stake in the Emma Norris line; thence southwest with said line 296 feet, more or less to the center of a 15 foot alley; thence northwest with said alley 100 feet to a stake; thence north 100 feet to a stake; thence northwest 50 feet to the Reeves line; thence 220 feet with said line to the beginning.

TRACT NO. II: Tax ID No. 14816005800
BEGINNING on H. F. Baker's southwest corner in the center of a 15 foot alley; thence southeast along center of said alley 50 feet to a point; thence north 100 feet, more or less, to a stake; thence northwest 50 feet to the H. F. Baker line; thence 100 feet with said line to the beginning.

TRACT NO. III: Tax ID No. 14816005900
BEGINNING at the southeast corner of the property conveyed to James S. Cawthorne, and wife, of record in Book 4405, Page 323, Register's Office for Davidson County, Tennessee; thence with said Cawthorne's southern boundary line westerly 121 feet, more or less, to the northeast corner of the Barrett property of record in Book 2878, Page 445, said Register's Office; thence with the eastern boundary line of the said Barrett property, southerly 262 feet, more or less, to the northerly margin of a 15 foot alley; thence with the north margin of said alley, easterly 110 feet, more or less; thence northerly 257 feet, more or less, to the beginning.

TRACT NO. IV: Tax ID No. 14816006300
BEGINNING at the northeast corner of the property conveyed to Roy E. Smith and wife, to William C. Sloan, Jr. and wife, by deed of record in Book 2153, Page 277, said Register's Office, running thence S 46 deg. E and with the line of Richards as shown by deed of record in Book 2155, Page 269, said Register's Office, 102 feet to J. R. Hibbett, Jr.,'s line, an elm tree; thence N 47 deg. E 207 feet to a point; thence N 46 deg. W 120 feet; more or less, to a point; thence S 49 deg. W. 207 feet to Sloan's line; thence South 46 deg. E with Sloan's line 10 feet, more or less, to the point of beginning.

All of the above tracts were conveyed to United Nashville Sports Academy, Inc., from Michael P. Fowler by Warranty Deed dated May 4, 2015 and are of record as Instrument No. 20150508-0042122, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
LEGAL DESCRIPTION

TAX ID NO. 14816004900

BEING Lot No. 1, containing 9.043 acres +/-, as shown on the Consolidation Plat of United Nashville Sports Academy, of record as Instrument No. 20140204-0009901 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete described thereof.

Being a part of the same property conveyed to United Nashville Sports Authority Academy, Inc. by Quitclaim Deed from Reyes Construction, Inc., a Tennessee Corporation dated July 11, 2014 and recorded July 16, 2014 as Instrument No. 20140716-0062815, Register's Office for Davidson County, Tennessee, which Quitclaim Deed is being corrected as to the name of the Grantee stated therein by Instrument of Correction of Quitclaim Deed executed by Reyes Construction, Inc., a Tennessee Corporation, and recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee as Instrument No. 20160531-0053181.

TRACT NO. II: (Tax ID No. 14816007800)

BEGINNING in the Cole's southeast corner and running in a northerly direction 125 feet to the right-of-way of the N. C. & St. L. Railroad; thence southeast with the right-of-way of said railroad, 153 feet; more or less; thence in a southwesterly direction with Tom Barrett's lines, 125 feet; thence in a northwesterly direction with J. W. Sirl's line, with the right-of-way, 150 feet to the point of beginning.

Tract 1:
Fronting on Hill St. (formerly Academy St.) beginning at a stake in Hill St. (formerly Academy St.) running Eastward 150 ft to Mathews St. thence in a northern direction with Mathews Street 88 ft to a stake what was Jackson line, thence in a westerly direction 150 ft to Hill St. (formerly Academy St.) thence with Hill St. (formerly Academy St.) 88 ft to the beginning.

Tract 1 being the same property conveyed to James R. Martin and wife, Gwendolous Martin, by deed from Gilbert M. Elam and James L. Taylor, Jr. and Robert T. Taylor and Virginia Jean Boyd, Trustees for Whites Chapel C.M.E. Church, dated May 11, 1998 in Record Book 505, page 845, Register's Office for Robertson County, Tennessee.

Tract 2:
One lot fronting 64 feet on the east side of Hill Street and runs East between parallel lines 150 feet to Mathews Street.

Tract 3:
Beginning at a point in the East edge of Hill Street and the north edge of an alley, runs thence in an easterly direction about 151 feet to Mathews Street; thence in a northerly direction with Mathews Street about 186 feet to southeast corner of lot of D. Cantrell; thence in a westerly direction with D. Cantrell south boundary line about 151 feet to Hill Street; thence in a southerly direction with Hill Street about 198 feet to the beginning.

Tracts 2 and 3 being a portion of that property conveyed to James R. Martin and wife, Gwendolous D. Martin, by deed from Kenneth Hudgens, Special Commissioner and/or Clerk & Master, recorded September 30, 1987 in Deed Book 284, page 570, Register's Office for Robertson County, Tennessee. The legal descriptions herein are the same as in prior deeds of record.

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Being the same property conveyed to **REYES CONSTRUCTION, INC.** from **REYES CONSTRUCTION, INC.** of record in Deed Reference 20160526-0053182, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

This conveyance is subject to all easements, restrictive covenants, and conditions and other matters of record, including all items set out on any applicable plat of record.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXECUTED THIS THE 16th **DAY OF** ~~FEBRUARY~~ April **2026**

PEDRO REYES
President
Reyes Construction, Inc.

STATE OF TENNESSEE]
COUNTY OF ROBERTSON]

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED PEDRO REYES, Authorized to sign on behalf of REYES CONSTRUCTION, INC., THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), AND WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 16th **DAY OF** ~~FEBRUARY~~ April **2026.**

TAMMY R. EDEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tammy R Eden
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-18-2026

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, OR VALUE OF PROPERTY OR INTEREST IN PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $01.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY OR INTEREST IN PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th **DAY OF** ~~FEBRUARY~~ April **2026.**

Tammy R Eden

NOTARY PUBLIC OR REGISTER

MY COMMISSION EXPIRES: 8.18.2026

TAMMY R. EDEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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