Karen Johnson Davidson County
Batch# 1415405 DEEDQC
05/04/2026 02:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260504-0039790

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
321 Homestead Road Nashville, Tennessee 37207	060-04-0-003.00 060-04-0-013.00 060-04-0-014.00 060-04-0-015.00 060-04-0-106.00	321 Homestead Road Nashville, Tennessee 37207
This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings LLP (BRS) 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STEVEN KIRBY** and **KELLY KIRBY**, husband and wife (together, the "***Grantor***"), by these presents hereby sell, assign, and quitclaim to **KIRBY HOMESTEAD COMMERCIAL, LLC**, a Tennessee limited liability company (the "***Grantee***"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with (i) all claims, actions, rights, easements, interests, privileges, tenements, and hereditaments appurtenant thereto, (ii) all buildings, structures, fixtures and other improvements located thereon, and (iii) all of Grantor's right, title and interest in and to the land upon which adjoining roads, streets, alleys, highways and rights-of-way are located (all of the foregoing being hereinafter collectively referred to as the "***Property***").

This is improved property known as 329, 330, 330B, 332 and 336 Homestead Road, Nashville, Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2026.

JOYCE YONGE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 06.20.2028

4930-4335-8116.1

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this ___28th_ day of April, 2026.

GRANTOR:

STEVEN ~~KIRBY~~

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Steven Kirby, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the within named bargainor.

WITNESS my hand, at office, this 28th day of April, 2026.

Joyce Longe
Notary Public
My Commission Expires: 06.20.2028

GRANTOR:

KELLY KIRBY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Kelly Kirby, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the within named bargainor.

WITNESS my hand, at office, this 28th day of April, 2026.

Joyce Longe
Notary Public
My Commission Expires: 06.20.2028

Exhibit A
Property

TRACT 1

Land in Davidson County, Tennessee, being part of Lot No. C-2, as shown on the map entitled Tamble Subdivision, of record in Book 974, page 31, Register's Office for Davidson County, Tennessee, and being more particulalry described as follows:

Said part of Lot No. C-2 fronts 112.5 feet, more or less, on the southerly margin of Homestead Road, and runs back on the easterly line North 2° 28' East, 253.85 feet, more or less, to an existing iron pin, said point being the southeast corner of property conveyed to John A. O'Neill and wife, Bertha G. O'Neill, by deed of record in Book 2747, page 249, RODCTN; thence due northwest 122.00 feet, more or less, to a point in a fence row, said point being on the easterly margin of property conveyed to Emanuel P. Marsh and wife, Libby S. Marsh, by deed of record in Book 1561, page 623, RODCTN; thence due North 253.85 feet, more or less, along said easterly margin of said Marsh property to the southerly margin of Homestead Road as widened.

TRACT 2

Land in Davidson County, Tennessee, being part of Lot No. C-2, as shown on the map entitled Tamble Subdivision, of record in Book 974, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is the portion thereof described in the deeds of record in Book 2747, page 249, and in Book 7090, page 93, said Register's Office.

TRACT 3

Land in Davidson County, Tennessee, being the northeast part of Lot No. C-2, as shown on the map entitled Tamble Subdivision, of record in Book 974, page 31, Register's Office for Davidson County, Tennessee, and being more particulalry described according to a survey by William Collier Parrish Associates, Civil Engineers April 17, 1958, as follows:

Beginning at the Northeast corner of said Lot C-2 at an iron pin on the southerly margin of Homestead Road at a point 750 feet in a westerly direction from Dickerson Road; thence South 4° 48' West, 260 feet to an iron pin; thence North 85° 12' West, 90 feet to an iron pin; thence North 2° 28' East, 253.85 feet to an iron pin on the southerly margin of Homestead Road; thence following said Homestead Road 100 feet in an easterly direction in a curved line with a radius of 2,865 feet, to the point of beginning.

TRACTS 1, 2 AND 3 Being the same property conveyed to STEVEN KIRBY AND KELLY KIRBY, HUSBAND AND WIFE, by deed from ROGER D. WEST AND JOAN M. WEST, HUSBAND AND WIFE, of record as Instrument No. 20250506-0035032, dated April 30, 2025, said Register's Office.

TRACT 4

Land in Davidson County, Tennessee, being part of Lot No. C-1, as shown on the map entitled Tamble Subdivision, of record in Book 974, page 31, Register's Office for Davidson County, Tennessee, less and except that portion thereof taken for the widening of Homestead Road by Davidson County, and being more particularly described as follows:

Said part of said lot fronts 150 feet on the South side of Homestead Road and runs back between parallel lines 462.5 feet, more or less, on the Westerly side and 464.4 feet, more or less, on the Easterly side, to a dead line, measuring 149.2 feet thereon.

Being the same property conveyed to STEVEN KIRBY AND KELLY D. KIRBY, HUSBAND AND WIFE, by deed from LEE P. TRIPLETT, A WIDOW, of record as Instrument No. 20211104-0147490, dated November 1, 2021, said Register's Office.

TRACT 5

Land in Davidson County, Tennessee, being part of Lot No. B-7 as shown on the map entitled Tamble Subdivision, of record in Book 974, page 31, Register's Office for Davidson County, Tennessee, less and except that portion thereof taken for the widening of Homestead Road by Davidson County, and being more particularly described as follows:

Beginning at an iron pin in the north margin of Homestead Road, said pin being located 100 feet east of the southwest corner of said Lot No. B-7 and being the southeast corner of the property conveyed to Earnest V. Lee by deed from Fred C. Young and wife, of record in Book 1849, Page 557, Register's Office for said County; thence North 3° East along said Lee's east line 190 feet to an iron pin; thence North 89° 32' East 75 feet to a point; thence South 3° West 190 feet to a point in the north margin of said road; thence with the margin of the same West 75 feet to the beginning.

Being the same property conveyed to STEVEN KIRBY AND WIFE, KELLY KIRBY, by deed from SHERRY LYNN CARVER, AS EXECUTRIX OF THE ESTATE OF TOM ALLEN CARVER, of record as Instrument No. 20150615-0056412, dated June 12, 2015, said Register's Office.

Certificate of Authenticity

I, Stephanie G Covington 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 28, 2026.

Date

Affiant Signature

May 4, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of May, 20 26.

Notary's Signature

My Commission Expires: 3-9-2027

Date

Notary's Seal (if on paper)

JENNIFER L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027