| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **4068 Old Hickory, LLC**<br>**4535 Harding Pike**<br>**Suite 309**<br>**Nashville, Tennessee 37205** | **Map/Parcel Numbers**<br><br>**089-00-0/070.00** | **4068 Old Hickory, LLC**<br>**4535 Harding Pike**<br>**Suite 309**<br>**Nashville, Tennessee 37205** |
| This instrument prepared by: Carter Shelton Jones, PLC<br>2021 Richard Jones Road, Suite 240, Nashville, TN 37215 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Frank Charles May,** in his individual capacity (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **4068 Old Hickory, 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 in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

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

This is property known as 4068 Old Hickory Boulevard, Nashville, Tennessee 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1421088
05/15/2026 10:44:14 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260515-0043878

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 31st day of December, 2025.

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brett Carter or Carter Shelton Jones, PLC perform a title examination; and that neither Brett Carter nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 31st day of December, 2025.

Frank Charles May

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frank Charles May,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 31st day of December, 2025.

Notary Public

My Commission Expires:
06/20/2027

KATIE CREEKMORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# EXHIBIT A

## (Legal Description of the Property)

BEING SITUATED ON THE NORTH EAST SIDE OF OLD HICKORY BOULEVARD, BEING SHOWN ON TAX MAP 089 AS A PORTION OF PARCEL 034.00, OWNED BY FANNIE C. BUCHANAN OF RECORD IN DEED BOOK

00001467, PAGE 0000521, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.,TN), SHOWN AS SUCH ON A BOUNDARY SURVEY BY WISER COMPANY, LLC, DRAWING REFERENCE #03-01-603, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FENCE POST AT THE NORTH EAST CORNER OF THE AFOREMENTIONED PARCEL 034.00 AND THE SOUTHWEST CORNER OF THE ELLER AND OLSON STONE CO., INC. PROPERTY; THENCE SOUTH 10 DEG. 16'30" EAST, 1788.26' TO A FENCE POST THIS BEING THE TRUE POINT OF BEGINNING AND THE NORTH EAST CORNER OF HEREIN DESCRIBED PROPERTY; THENCE WITH A FENCE LINE AND THE REMAINING PORTION OF SAID BUCHANAN PROPERTY FOR THE NEXT FOUR (4) CALLS, SOUTH 07 DEG. 47'19", 329.59' TO A 8' HACKBERRY TREE; THENCE SOUTH 26 DEG. 55'47" EAST, 12.64' TO A FENCE POST, SAID FENCE POST SITTING EAST OF A STOCK POND; THENCE SOUTH 30 DEG. 45'32" WEST, 53.05' TO A 24" HACKBERRY TREE, SAID HACKBERRY BEING JUST SOUTHEAST OF SAID STOCK POND; THENCE SOUTH 01 DEG. 48'24" EAST, 469.49' TO AN IRON PIN SET, SAID PIN BEING IN THE NORTH MARGIN OF OLD HICKORY BOULEVARD; THENCE ALONG THE NORTH MARGIN OF OLD HICKORY BOULEVARD, NORTH 85 DEG. 47'36" WEST 555.09' TO AN IRON PIN SET; THENCE LEAVING SAID ROAD, WITH A FENCE LINE AND SAID REMAINING BUCHANAN PROPERTY, NORTH 08 DEG. 00'07" EAST 216.59' TO A FENCE POST, THENCE NORTH 84 DEG. 24'29" WEST, 160.49" TO A FENCE POST; THENCE NORTH 21 DEG. 39' 25" EAST 201.55' TO A FENCE POST; THENCE NORTH 36 DEG. 27'26" WEST, 71.18' TO A FENCE POST; THENCE 53 DEG. 35'04" EAST, 84.13' TO A FENCE POST; THENCE NORTH 30 DEG. 56'37" WEST, 136.83' TO A FENCE POST' IN AN INTERSECTING FENCE; THENCE WITH A FENCE LINE NORTH 65 DEG. 34'10" EAST, 626.48' TO THE POINT OF BEGINNING AND CONTAINING 467,407.6 SQUARE FEET OF 10.73 ACRES MORE OR LESS.

Being the same property conveyed to 4068 Old Hickory Boulevard, LLC, a Tennessee limited liability company, by Warranty Deed from the Estate of Richard N. Coolidge, dated July 28, 2016, of record as Instrument # 20160802-0079440.

Being the same property conveyed from 4068 Old Hickory Boulevard, LLC, a Tennessee limited liability company, to Frank Charles May, in his individual capacity, by Quitclaim Deed, of record in Instrument Number 20201113-0133803, in the Register's Office of Davidson County, Tennessee, dated November 9, 2020 and recorded November 13, 2020.