THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JAMES G. DAVENPORT, AFFIANT Subscribed and sworn to before me, this 19 day of May 2026. NOTARY PUBLIC My Commission Expires: 9-3-2029

Karen Johnson Davidson County
Batch # 1424543 DEEDQC
05/22/2026 10:46:05 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260522-0046867

TENNESSEE NOTARY PUBLIC My Comm Exp. 09/03/2029 COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JAMES GREGORY DAVENPORT, TRUSTEE 9105 Crockett Road Brentwood, TN 37027	New Owner	Map and Parcel No.: 096 02 0 013.00 096 02 0 014.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **GB Davenport, LLC, a Tennessee limited liability company**, ("Grantor") does hereby quitclaim, transfer and convey unto **James Gregory Davenport, Trustee of the ABD 2026 Irrevocable Investment Services Trust I, created** April 13 **, 2026**, its successors and assigns, all of its right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below and more particularly described in Exhibit "A" hereto.

This is improved property known as 2833 & 2835 Lebanon Pike, Nashville, Tennessee 37214, and more particularly described as follows:

See Attached EXHIBIT A for legal description.

Being the same property conveyed to GB Davenport, LLC, a Tennessee limited liability company, from Wauford Associates, Inc., a Tennessee corporation, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20160407-0033266.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 19 day of May 2026.

GB DAVENPORT, LLC,
a Tennessee limited liability company

By: _____
Name: James G. Davenport
Title: Chief Manager

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **James G. Davenport, Chief Manager of GB Davenport, LLC, a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of May 2026.

_____
Notary Public

My Commission Expires: 9-3-2029

SHELLEY ANNE MASON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/03/2029
COUNTY OF DAVIDSON

EXHIBIT A
Legal Description

Tract I:

Land Description per Book 5716, Page 342, R.O.D.C., TN as follows:

Being Lot No. 2 on the Plan of Z.J. Wilkerson's Survey made on October 30, 1937 of a part of resubdivision of a part of the E.B. Graves Plan., as of record in Plan Book 2, page 90, of the Chancery Court at Nashville, Tennessee, and more particularly described as follows:

Beginning at a point located in the south margin of the Lebanon Road and in the east margin of an unnamed street and running along the east margin of said unnamed street 100 feet south to the northwest corner of Lot No. 3; thence running easterly along the north margin of Lot No. 3, 143.5 feet to a point being the common point of Lots Nos. 1 and 2 in the north margin or Lot No. 3, thence north 21 deg. 30 Min. west along the westerly line of Lot No. 1, 155 feet to a point in the south margin of the Lebanon Road; thence along said margin of the Lebanon Road north 64 deg. East 90 feet to the point of beginning and,

Lot No. 3 on the survey of Z.J. Wilkerson' survey made on November 30, 1943 of a part of the Re-subdivision of part of E.B. Graves Plan recorded in Plan Bok 2 page 90, of Chancery Court at Nashville, Tennessee, described as follows:

Beginning at a point same being the southwest corner of Lot No. 2 and the northwest corner of Lot No. 3 and running south with road right-of-way 75 feet to the northwest corner of Lot No. 4; thence south 89° eat 230 feet to a point in the Browning line and being the northeast corner of Lot No. 4; thence in a northerly direction with the Browning line 50 feet to a point; thence continuing in a northerly direction with the Browning line 25 feet to a stake, same being southeast corner of Lot No. 1 and the northeast corner of Lot No. 3; thence 88° west 228.5 feet to the point of beginning.

And being the same property as:
Land Description
Tax Map 96.02, Parcels 13 & 14
1/18/06

Land in the 1st Civil District of Davidson County, Tennessee, and begin more particularly described as follows:

Beginning at a mag nail set in the southerly right of way of Lebanon Pike, said mage nail also being the northwest corner of herein described tract:

Thence, with the southerly right of way of Lebanon Pike, with a curve to the left having an arc distance of 101..40 feet, a radius of 522.65 feet, a chord direction of North 62°18'28" East and a chord distance of 101.24 feet to an iron rod set in the westerly line of Kingsland Properties property as recorded in Instrument # 20031006-0147318 R.O.D.C, TN;

Thence, leaving the said right of way and running along the westerly line of the Kingsland Properties property; South 20°46'45" East a distance of 149.58 feet to an iron rod found;

Thence, North 89°45'41" East a distance of 84.97 feet to an iron rod found;

Thence, South 00°46'13" West a distance of 43.63 feet to an iron rod found; said rod being the southwesterly corner of the Kingsland Properties property and the northwest corner of the Lee M. Barrett Jr. property as recorded in Deed Book 9763, Page 519 R.O.D.C., TN;

Thence, along the westerly line of the Lee Barrett Jr. property South 00°47'37" West a distance of 45.02 feet to an iron rod found; said rod being the northeast corner of the Zeta Realty Company property as recorded in Deed Book 8528, Page 395 R.O.D.C., TN;

Thence, along the northerly line of the Zeta Realty Company property; North 87°27'45 West a distance of 230.41 feet to an iron rod found in the east line of an unnamed street; said rod also being the northwest corner of the Zeta Realty Company property as recorded in Deed Book 8528, Page 395 R.O.D.C., TN;

Thence, with the easterly line of said unnamed street, North 01°14'46" East a distance of 170.93 feet to the Pong of Beginning and containing 0.76 Acres or 33,217 square feet, according to a survey by Joseph C. McConnell, RLS #992, dated January 18, 2006, as revised January 24, 2006 and March 5, 2006.

