This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Fulmer Lucas Engineering, LLC
2002 Richard Jones Road, Suite B200
Nashville, Tennessee 37215

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION FOR THE HEREIN TRANSFER IS $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1st DAY OF JUNE, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES
7-2-29

JACKSON LEBEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

Karen Johnson
Batch # 1426921
06/01/2026 12:38:14 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260601-0049103

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL NO.
GROUNDED DEVELOPMENT, LLC 615 3RD AVE S STE 500 Nashville, TN 37210	NEW OWNER	Tax Map: 81-11 Parcels: 481.00

QUITCLAIM DEED

For and in consideration of the sum of Zero (0.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, GROUNDED DEVELOPMENT, LLC, by these presents do hereby quitclaim and convey unto GROUNDED DEVELOPMENT, LLC, all of our rights, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee of record in Instrument number 20260521 0046488;

PARCEL 1: Beginning at the northwest corner of the property at parcel ID 08111048100;

Thence with the existing right-of-way line of Buchanan Street, North 85 deg 39 min 46 sec East, 83.20 feet to a point; thence, South 03 deg 47 min 38 sec East, 88.07 feet to a point; thence, North 47 deg 25 min 24 sec West, 120.58 feet to the point of beginning; containing 3,663 SF square feet or 0.08 acres more or less;

PARCEL 2: Beginning 83.20' from the northwest corner of the property at parcel ID 08111048100 with a bearing of North 85 deg 39 min 46 sec East;

Thence with the existing right-of-way line of Buchanan Street, North 85 deg 39 min 46 sec East, 34.20 feet to a point; thence, South 09 deg 23 min 52 sec East, 83.40 feet to a point; thence, South 73 deg 31 min 52 sec West, 40.08 feet to a point; thence, North 47 deg 25 min 24 sec West, 4.70 feet to a point; thence, North 03 deg 47 min 38 sec West, 88.07 feet to the point of beginning; containing 3,364 SF square feet or 0.08 acres more or less;

Being the same property conveyed to GROUNDED DEVELOPMENT, LLC of record in Instrument Number 20260521 0046488;

THE PURPOSE OF THIS INSTRUMENT IS TO DIVIDE THE PROPERTY INTO TWO PARCELS being the properties conveyed to GROUNDED DEVELOPMENT, LLC, by deed of record as Instrument No 20260521 0046488, RODC, and as shown in the attached Exhibit of GROUNDED DEVELOPMENT, LLC Property dated 5-28-2026.

Witness my hand and seal on this the 1st day of JUNE, 2026.

GROUNDED DEVELOPMENT, LLC
By: _____
Gina Emmanuel

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, GINA EMMANUEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is the MEMBER of GROUNDED DEVELOPMENT, LLC, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 1st day of JUNE, 2026.

_____
Notary Public

My commission expires: 7-2-29

JACKSON LEBEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

BUCHANAN STREET

POINT OF BEGINNING
(PARCEL 08111048100)

N85° 39' 46"E 83.20'

POINT OF BEGINNING
(PARCEL 08111048200)

N85° 39' 46"E 34.20'

S3° 47' 38"E 88.07'

NEW PARCEL ID:
08111048100

EXISTING PARCEL ID:
08111048100

S9° 23' 52"E 83.40'

NEW LOT LINE

N3° 47' 38"W 88.07'

NEW PARCEL ID:
08111048200

N47° 25' 24"W 120.58'

11TH AVE NORTH

S73° 31' 52"W 40.08'

N47° 25' 24"W 4.70'

0 10 20 40 60

SCALE: 1" = 20'

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

EXHIBIT FOR:

1015 BUCHANAN

1015 BUCHANAN STREET
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

QUITCLAIM
EXHIBIT
(5/28/2026)

QUIT

1016-32_Parcel Consolidation Exhibit.dwg