Karen Johnson
Batch # 1427043
06/02/2026 08:49:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260602-0049306

PREPARED BY:

Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, Tennessee 37205

This Instrument was prepared based solely upon information, provided by the parties with no title exam being made nor title opinion given. The parties hold Preparer harmless from all attendant liability, pursuant to law.

NEW OWNER:

Hand Family Investments LLC
6700 Darden Place
Nashville, Tennessee 37205

SEND TAX BILLS TO:

NEW OWNER

MAP & PARCEL:

Part of 66-34
66-119.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee to the Grantor, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MILLER HAND AND WIFE, PATRICIA HAND ("Grantor," collectively herein) by these presents, do hereby remise, release transfer, quitclaim and convey to HAND FAMILY INVESTMENTS, LLC, a Tennessee limited liability company ("Grantee," herein) and its successors and assigns forever, all of the said Grantor's right, title and interest in and to that certain tract(s) or parcel(s) of real property, lying in Davidson County, Tennessee, and more particularly described as follows:

Being land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin in the right-of-way of River Road Pike, said pin being the southeast corner of Cumberland Heights, Davidson County, property map 66 parcel 33. Thence; north 11 degrees 30 minutes 00 seconds east 4323.97 feet to a point in the Cumberland River, thence; with river south 77 degrees 37 minutes 39 seconds east 259.10 feet to a point, thence; leaving river south 11 degrees 30 minutes 00 seconds west 3291.22 feet to an iron pin, thence; south 56 degrees 30 minutes west 245.82 feet to an iron pin, thence; south 11 degrees 30 minutes 00 seconds west 904.79 feet to an iron pin, thence with a curve to the left having a central angle of 01 degrees 58 minutes 18 seconds, a radius of 2869.21 feet, a length of 98.71 feet, a chord of 98.73 feet and a chord bearing of north 48 degrees 12 minutes 24 seconds west to the point of beginning, containing 21.99 acres.

Together with ingress and egress easement in instrument no. 20040917-0112091, as amended by instrument no. 20050831-0104281, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Miller Hand and wife, Patricia Hand, by quitclaim deed, dated January 29, 2018, from Jason Miller Hand, recorded on April 5, 2007, at Instrument No. 20070405-0041119, Register's Office for Davidson County, Tennessee.

BEING IMPROVED REAL PROPERTY COMMONLY KNOWN AS: 8255 & 8257 River Road Pike
Nashville, TN 37209

This conveyance is made subject to such limitations, restrictions and encumbrances as affect the premises. New legal descriptions were not prepared for this instrument. The above legal description is taken from previous instrument(s) of record.

WITNESS OUR HANDS as of this 7 day of April, 2026.

MILLER HAND, Grantor

PATRICIA HAND, Grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for the said County and State, Miller Hand and wife, Patricia Hand, with whom I am personally acquainted and who acknowledged that they did each execute the within instrument for the purposes therein contained.

WITNESS MY HAND, this 7th day of APRIL, 2026.

NOTARY PUBLIC
My Commission Expires: 9.7.26

CHARLES B. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration, exchanged for this transaction is ~~ZERO~~ and 00/100 Dollars ($00.00).

AFFIANT

Sworn to and subscribed before me, this 7th day of April, 2026.

NOTARY PUBLIC
My Commission Expires:

CHARLES B. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON