QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1429367 DEEDQC
06/08/2026 10:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260608-0051353



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **- $0.00 - .**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON THE
2nd DAY OF June, 20 26.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/27

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL**
607 DUE WEST HOLDINGS LLC 607 W. Due West Avenue Madison, TN 37115	SAME AS NEW OWNER	051-06-0-058.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **CHRISTIAN SCHOOLS, INC., a Tennessee Nonprofit Corporation,** hereinafter referred to as Grantor, does hereby convey, remise, release and quitclaim its right, title and interest unto **607 DUE WEST HOLDINGS LLC, a Tennessee limited liability company,** hereinafter referred as Grantee, its Heirs, Successors, and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on that certain Resubdivision Plat of Lot 1 on the Medical Center Plan, of record in Book 7900, Page 891, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Christian Schools, Inc., a Tennessee corporation, by Quitclaim Deed from HTI Memorial Hospital Corporation, a Tennessee corporation, dated March 28, 2001, recorded on March 29, 2001, of record in Instrument Number 20010329-0030354, Register's Office For Davidson County, Tennessee

THE PROPERTY SHALL NOT BE USED FOR ANY OF THE FOLLOWING PURPOSES, AND NO OWNER, TENANT, OR OCCUPANT SHALL SUFFER, PERMIT, OR ALLOW THE PROPERTY TO BE USED FOR:

(i) any public or private nuisance;

(ii) any noise or sound that is objectionable due to intermittence, beat, frequency, shrillness or loudness;

(iii) any obnoxious odor, but normal odors emanating from restaurants shall not be considered obnoxious; provided, however, that any restaurant shall install exhaust scrubbers if necessary to reduce or remove obnoxious odors;

(iv) any noxious, toxic, caustic or corrosive fuel or gas (other than small amounts typically used in retail establishments of the type in question and complying with all applicable laws and regulations);

(v) any dust, dirt or fly ash in excessive quantities;

(vi) any fire, explosion or other damaging or dangerous hazard, including the storage, display or sale of explosives or fireworks;

(vii) any assembling, manufacturing, distilling, refining, smelting, agricultural or mining operation;

(viii) any abortion or reproductive health clinic, mobile home or trailer court, labor camp, junk yard, exterior lumber yard, warehouse, truck terminal, funeral home, stock yard or animal raising;

(ix) any drilling for, in or removal of subsurface substances;

(x) any dumping of garbage or refuse;

(xi) any animal clinic or kennel (other than nationally operated stores such as PETsMART which have no outdoor pens or runs), living quarters, social club, teen lounge, outdoor public meetings, shooting galleries, miniature and slot-cars and slot-car racing, or commercial laundry plants;

(xii) automobile, boat, truck or trailer sales, rentals or displays or repair shops, except for tire, battery and automobile accessories shops and other nationally operated automobile service centers; or

(xiii) liquor stores, exotic dancing, lounge, pool hall, dance hall, massage parlor, adult book store, adult video store or establishment receiving revenues from selling or exhibiting adults only materials, flea market, "head" shop or other shop selling drug-use paraphernalia, or any establishment permitting vaping or hookah or other similar type uses, including medical marijuana dispensaries (provided that incidental sales of products containing cannabidiol ("CBD") shall be permitted if the retailer (i) does not sell products containing tetrahydrocannabinol (THC) or other psychoactive components, and (ii) has a first-class operation typically found in comparable first class shopping centers in the Nashville area, and (iii) does not have exterior signage that alludes to or is suggestive of the sale of cannabis or other names therefor such as, without limitation, marijuana), parlor, spa (other than day spa) consignment store, auction house, gasoline or service station.

IT IS THE EXPRESS INTENT OF THE PARTIES THAT THE COVENANTS, CONDITIONS, AND RESTRICTIONS SET FORTH HEREIN SHALL RUN WITH THE LAND. THESE RESTRICTIONS SHALL PERMANENTLY BURDEN THE PROPERTY AND SHALL BE BINDING UPON THE GRANTEE AND ALL SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS HAVING ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY OR ANY PART THEREOF. WHETHER AN ACT OR OCCURRENCE CONSTITUTES A NUISANCE, OBJECTIONABLE, OBNOXIOUS, EXCESSIVE, OR DANGEROUS SHALL BE MEASURED ACCORDING TO THE STANDARDS SET FORTH BY APPLICABLE GOVERNMENTAL HEALTH AND SAFETY LAWS, ORDINANCES, CODE, AND REGULATIONS.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGES THAT THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is improved property known as 607 A W. Due West Avenue, Madison, TN 37115.

WITNESS our/my hand on the 2nd day of June, 2026.

GRANTOR:

CHRISTIAN SCHOOLS, INC. a Tennessee nonprofit corporation

By: Frank Batson
Its: Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Frank Batson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chairman of CHRISTIAN SCHOOLS, INC., a Tennessee nonprofit corporation, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of CHRISTIAN SCHOOLS, INC., a Tennessee nonprofit corporation by himself/herself as Chairman.

Witness my hand and official seal this 2nd day of June, 2026.

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/17/27

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or 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 June 2, 2026.

Kimberly Hollingshead

Date: June 2, 2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared KIMBERLY HOLLINGSHEAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2026.

JASON M. COLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11/5/29