Karen Johnson Davidson County
Batch# 1434850 DEEDQC
06/16/2026 02:33:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20260616-0054622

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Chambliss, Bahner & Stophel, P.C.
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, TN 37450
Attention: Nicholas E. Nester

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	Tax Parcels
Holden Properties Tennessee, LLC 95 2nd St. NE Cleveland, TN 37311-5308	Holden Properties Tennessee, LLC 95 2nd St. NE Cleveland, TN 37311-5308	175-00-0-031.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, JOHN W. HOLDEN, JR., by and through his attorney-in-fact, Nicholas E. Nester pursuant to that certain Limited Power of Attorney recorded at instrument number 20260616-0054244, in the Register's Office of Davidson County, Tennessee ("Grantor"), does hereby sell, transfer, convey and quitclaim unto HOLDEN PROPERTIES TENNESSEE, LLC, a Tennessee limited liability company ("Grantee"), and its successors and assigns, all of Grantor's one-half (1/2) right, title and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference (the "Property").

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 12th day of June, 2026.

GRANTOR:

JOHN W. HOLDEN, JR.

By: _____, A-I-F
Nicholas E. Nester, Attorney-in-Fact

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

Before me, a Notary Public of the state and county aforesaid, personally appeared Nicholas E. Nester, Attorney-in-Fact for John W. Holden, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this 12th day of June, 2026.

AMBER LAWRENCE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

_____
Notary Public

My Commission Expires: MARCH 28, 2028

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

I hereby swear and affirm that the actual consideration for this transfer is $-0-.

AFFIANT-AGENT:

HOLDEN PROPERTIES TENNESSEE, LLC, a Tennessee limited liability company

Nicholas E. Nester, Attorney/Agent

Sworn and subscribed to before me this 12th day of June, 2026.

Notary Public

My Commission Expires: MARCH 28, 2028



EXHIBIT "A"

Parcel No: 175-00-0-031.00 (Old Hickory Blvd)

Situated in the County of Davidson and State of Tennessee, and bounded and described as follows – viz:

FIRST TRACT: Beginning at a hackberry the N.W. corner of Lot No. 2 in the Division of Sarah Wright Lands. Thence E. with Lot No. 2 to its N.E. corner. Thence North 2° East 23 1/5 poles to the center of the N.C. & St. Louis R. Road. Thence N.W. with the said rail road 148 4/5 poles to Thomas Lockhart's S.E. corner. Thence north 88 1/2° West 48 poles to a stone the said Lockhart's S.W. Corner. Thence north 89° west 65.81 poles to a stake. Thence South 27° East 35.50 poles running with a lane between this tract and the George Richards tract of land.

Thence South 18° East 31.50 poles with the lane to a stake thence South 1° West 89 poles to a lane between this land and the Austin lands. Thence East with said lane to two ash trees the South East corner of said tract. Thence North 46.68 poles to the beginning containing 166 acres and 13 poles more or less.

SECOND TRACT: A tract of land consisting of about 79 acres and 22 poles, more or less, lying North of the said property described in the First Tract and beginning at a stake in the line of said property where it joins the land of C.A. Hall and running thence with the line of the first described tract of land South 85 1/2° East 110.6 poles to a stake in the road; running thence North 25° West 35.3 poles to a stake in the road; running thence North 15 1/2° West 31.7 poles; thence North 1/2° East 79-36 poles to the intersection of fences of James Austin lands; thence North 9.8° West 43 ½ poles to the intersection of fences with the Haunie Lands (formerly Collins lands); thence North 83 3/4° West 34 poles to a stake in the graveyard; thence North 3 1/2° East 147 poles to the beginning.

THIRD TRACT: Lying and being in the 6th Civil District of Davidson County, Tennessee, bounded on the North by the N.C. & St. Louis Railroad; on the East by Austin, on the South by Austin, on the West by the lands of Gamble containing about 3 ½ acres, more or less.

THE FOLLOWING IS INCLUDED BUT EXPRESSLY EXCLUDED FROM THE ABOVE DESCRIPTION:

Beginning at an existing iron pin, said pin being South 12 degrees 12 minutes 40 seconds East 625.18 feet from an existing iron pin (the northeastern corner of Lot 4, Plat Book 9700, Page 586, R.O. D.C.) In the southern right-of-way margin of Dana Way, and being the southeastern corner of Lot 4; thence South 09 degrees 49 minutes 27 seconds East 208.29 feet to an existing iron pin, a corner of Loretta Bond (Deed Book 10757, Page 250); thence with the line of Bond South 09 degrees 49 minutes 27 seconds East 346.25 feet to an existing iron pin; and continuing with a line of Bond North 55 degrees 39 minutes 32 seconds West 812.12 feet to an existing iron pin; thence North 07 degrees 45 minutes 21 seconds East 130.63 feet to an existing iron pin; thence South 85 degrees 47 minutes 02 seconds East 15.00 feet to an existing iron pin, a corner Lot 4; thence with the old lot line of Lot 4 South 85 degrees 47 minutes 02 seconds East 544.83 feet to an existing iron pin, the point of beginning containing 4.55 acres "198,022 square feet" more or less, as shown on the plat of survey, by Crawford Land Surveyors, P.C., located at 1929 21st Ave South Nashville, TN 37212.

LESS AND EXCEPT Warranty Deed from John W. Holden, Jr. and Mark A Pirtle to Amnon Shreibman, Trustee recorded at instrument number 20070613-0071106, in the Register's Office of Davidson County, Tennessee.

LESS AND EXCEPT Warranty Deed from John W. Holden, Jr. and Mark A Pirtle to Amon Shreibman, Trustee recorded at instrument number 20070613-0071105, in the Register's Office of Davidson County, Tennessee.

LESS AND EXCEPT Warranty Deed from John W. Holden, Jr. and Mark A Pirtle to The Metropolitan Government of Nashville and Davidson County, Tennessee recorded at

instrument number 20060615-0071597, in the Register's Office of Davidson County, Tennessee.

GRANTOR'S SOURCE OF TITLE see Deed recorded at instrument number 200606060066688, 200401260009572 and 200309170137623, in the Register's Office of Davidson County, Tennessee.

No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, Nicholas E. Nester, do hereby make oath that I am a licensed attorney and/or the 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 12, 2026 *(date of document)*.

Nicholas E. Nester, Affiant Signature
Dated: June 12, 2026

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this 12th day of June, 2026.

Rebecca Lynn Stone, Notary Signature

My Commission Expires: 01/17/2027

