This instrument prepared by:
Bass Berry & Sims PLC (DMS)
21 Platform Way South, Suite 3500
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1441989 DEEDQC
07/02/2026 04:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260702-0060153

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fannie Battle Day Home for Children, Inc. 108 Chapel Avenue Nashville, TN 37206 Attn:	Same	Tax Parcel Nos.: 072-05-0-122.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE,** a Tennessee nonprofit corporation ("GRANTOR") hereby quitclaims and conveys to **FANNIE BATTLE DAY HOME FOR CHILDREN, INC.,** a Tennessee nonprofit corporation, its successors and assigns, all its right, title and interest in and to the property in Davidson County, Tennessee described on Exhibit A attached hereto.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 26th day of June, 2026.

Young Men's Christian Association of Middle Tennessee, a Tennessee non-profit corporation

By: _____
Name: Mary Towns
Title: Chief Financial Officer

By: _____
Name: LaTisha Steele
Title: Chief People and Technology Officer

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Mary Towns, with whom I am personally acquainted, who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Chief Financial Officer of Young Men's Christian Association of Middle Tennessee, a Tennessee non-profit corporation, the within named bargainor, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 25 day of June, 2026.

Ruth Ann Cox

Notary Public

RUTH ANN COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

November 8, 2028

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, LaTisha Steele, with whom I am personally acquainted, who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Chief People and Technology Officer of Young Men's Christian Association of Middle Tennessee, a Tennessee non-profit corporation, the within named bargainor, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 25 day of June, 2026.

Ruth Ann Cox

Notary Public

RUTH ANN COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

November 8, 2028

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value (whichever is greater) for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2026.

Notary Public

My Commission Expires:
11/8/27

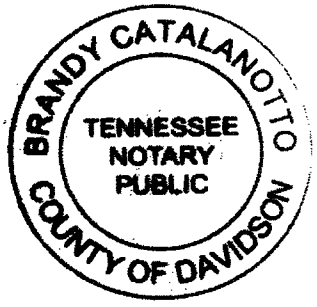


EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing pk nail in the southerly right-of-way line of East Trinity Lane, at a corner common with CSL Tennessee Realty, LLC, as of record in Instrument Number: 20151106-0113312, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of East Trinity Lane, South 83 deg 27 min 34 sec East, 139.78 feet to an iron rod set at a corner common with the property of Gary C. Baker, as of record in Instrument Number: 20180412-0034554, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of East Trinity Lane with the westerly property line of Gary C. Baker South 09 deg 39 min 27 sec West, 300.10 feet to an existing iron rod, in the northerly property line of Lot 49 of the Map of Burchwood Place Extended, as of record in Plat Book 843, Page 101, at the Register's Office for Davidson County, Tennessee, also being the property of Bryant K. Meltzer & Robert C. Gale, as of record in Instrument Number: 20040819-0100324, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 49, North 66 deg 08 min 46 sec West, 71.98 feet to an existing iron rod, at a corner common with Lot 50 of said Map of Burchwood Place Extended, also being the property of Matthew Taylor, as of record in Instrument Number: 20180119-0005701, at the Register's Office for Davidson County, Tennessee, and Lot 51 of said Map of Burchwood Place Extended, also being the same property conveyed to Emmanuelle Saputo, as of record in Instrument Number: 20210604-00754304, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 51, North 67 deg 37 min 31 sec West, 72.06 feet to an existing iron rod in the northerly terminus of Gear Street, at a corner common with the property of CSL Tennessee Realty, LLC;

Thence leaving the northerly terminus of Gear Street with the easterly property line of CSL Tennessee Realty, LLC, North 09 deg 46 min 06 sec East, 258.98 feet to the POINT OF BEGINNING. Containing 39,023 square feet or 0.896 acres more or less.

Being the same property conveyed to Young Men's Christian Association of Middle Tennessee, a Tennessee non-profit corporation by Warranty Deed from Monique Scuderi of record in Instrument No. 20180328-0029116, Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on March 28, 2018.

Tennessee Certification of Electronic Document

I, Sky Brooks, 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 26, 2026 (date of document).

Affiant Signature

June 26, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of June, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON