Karen Johnson Davidson County
Batch# 1443357 DEEDQC
07/08/2026 01:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260708-0061707

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 30th day of June, 2026

Notary Public
My Commission Expires: 03/09/27

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

P. BOSHEARS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Nashville Metro Holdings LLC	Nashville Metro Holdings LLC	119-01-0-259.00
113/117 Evelyn Drive	113/117 Evelyn Drive	119-01-0-260.00
Nashville, TN 37210	Nashville, TN 37210	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Rare Earth Properties, A Tennessee General Partnership** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Nashville Metro Holdings, LLC a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
BEING A PARCEL OF LAND IN THE 16TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF INTERSTATE 440. BOUNDED ON THE EAST BY THE ADS HOLDINGS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202603040017304-R.O.D.C. ,TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF 12' ALLEYWAY #1864. BOUNDED ON THE WEST BY RARE EARTH PROPERTIES AS OF RECORD IN INSTRUMENT NO. 200707050079971-R.O.D.C, TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF INTERSTATE 440, SAID POINT BEING THE NORTHWEST CORNER OF THE ADS HOLDINGS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202603040017304-R.O.D.C. ,TN. AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE ADS HOLDINGS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202603040017304-R.O.D.C., TN. SOUTH 06°09'17" WEST 89.70" TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF 12' ALLEYWAY #1864;

THENCE, WITH SAID MARGIN, NORTH 83°50'43" WEST 50.00' TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE RARE EARTH PROPERTIES AS OF RECORD IN INSTRUMENT NO. 200707050079971-R.O.D.C, TN NORTH 06°09'17" EAST 72.82' TO AN IRON PIN SET IN THE SOUTHERLY MARGIN OF INTERSTATE 440;

THENCE, WITH SAID MARGIN, NORTH 77°30'17" EAST 52.77' TO THE POINT OF BEGINNING
CONTAINING, 4063 SQUARE FEET OR 0.09 ACRES, MORE OR LESS, ACCORDING TO SURVEY BY BRIAN A. MCCAIN, RLS NO. 2256, DATED 6/29/26, JOB NO. 26-3552.

Being part of the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by deed from Rare Earth Properties, a Tennessee general partnership, dated June 30, 2026, of record in Instrument No. 20260707-0061308, Register's Office for Davidson County, Tennessee. Quit Claim Deed being done to reference the new legal.

Being also known as 113 Evelyn Street, Nashville, TN 37210.

Tract II:
BEING A PARCEL OF LAND IN THE 16TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF INTERSTATE 440. BOUNDED ON THE EAST BY THE RARE EARTH PROPERTIES PROPERTY AS OF RECORD IN INSTRUMENT NO. 200707050079971-R.O.D.C. ,TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF 12' ALLEYWAY #1864. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF 12' ALLEYWAY #1863 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF INTERSTATE 440, SAID POINT BEING THE NORTHWEST CORNER OF THE RARE EARTH PROPERTIES PROPERTY AS OF RECORD IN INSTRUMENT NO. 200707050079971-R.O.D.C. ,TN. AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE RARE EARTH PROPERTIES PROPERTY AS OF RECORD IN INSTRUMENT NO. 200707050079971-R.O.D.C. ,TN. SOUTH 06°09'17" WEST 72.82' TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF 12' ALLEYWAY #1864;

THENCE, WITH SAID MARGIN, NORTH 83°50'43" WEST 50.00' TO AN IRON PIN SET;

THENCE, WITH THE EASTERLY MARGIN OF 12' ALLEYWAY #1863 NORTH 06°09'17" EAST 55.95' TO AN IRON PIN SET IN THE SOUTHERLY MARGIN OF INTERSTATE 440;

THENCE, WITH SAID MARGIN, NORTH 77°30'17" EAST 52.77' TO THE POINT OF BEGINNING
CONTAINING, 3219 SQUARE FEET OR 0.07 ACRES, MORE OR LESS, ACCORDING TO SURVEY BY BRIAN A. MCCAIN, RLS NO. 2256, DATED 6/29/26, JOB NO. 26-3552.

Being part of the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by deed from Rare Earth Properties, a Tennessee general partnership, dated June 30, 2026, of record in Instrument No. 20260707-0061308, Register's Office for Davidson County, Tennessee.
Quit Claim Deed being done to reference the new legal.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of June, 2026.

Rare Earth Properties

BY: _____
Sheila F. Tidwell, Partner

BY: _____
Connie M. Williams, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

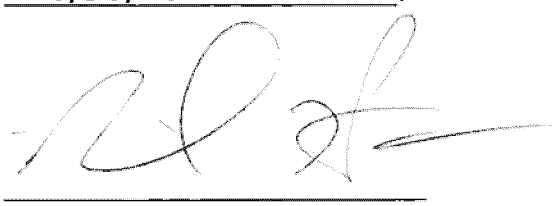
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Sheila F. Tidwell and Connie M. Williams both partners of Rare Earth Properties** , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: March 5, 2030

Certificate of Authenticity

I, Nick Harris, 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 6/30/26.



Affiant Signature

6/30/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of June, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

