This instrument prepared by
State of Tennessee
Department of Transportation
Legal Office
Region 3 – 6601 Centennial Blvd.
Nashville, TN 37243

Federal Project No. I-40-5(37)219
State Project No. 19008-2120-44
Davidson County
Tract No. 6
Excess Land
Request No. 7600

Karen Johnson Davidson Count
Batch # 1443552 DEEDQ
07/09/2026 09:10:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
[redacted]
20260709-0061942

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	REAL TAX RESPONSIBILITY:	MAP/PARCEL:
Nashville Stewarts Ferry, LLC 3841 Green Hills Village Dr., Ste 400 Nashville, TN 37215	Same	096-00-0-005.02

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of ONE HUNDRED TWENTY-TWO THOUSAND FIVE HUNDRED and no/100 ($122,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the STATE OF TENNESSEE, acting by its Commissioner of Transportation, under the authority of Tennessee Code Annotated § 12-2-112(a)(8), hereby Quitclaims unto NASHVILLE STEWARTS FERRY, LLC all its right, title and interest, in and to the following described real estate located in the Urban Services District in Davidson County, Tennessee:

BEGINNING at the southeast property corner of Nashville Stewarts Ferry, LLC of record in Instrument #20250121-0004368 in the Register's Office of Davidson County, Tennessee, at the intersection of the northerly present right of way line of Stewarts Ferry Pike and the westerly present right of way line of Lauer Drive as shown on TDOT Present Layout Sheet 4, R.O.W. 1974, I-40-5(36)219, said point of beginning having a Tennessee State Plane Coordinate (NAD-1983) GRID value of N 664,477.12, E 1,781,724.78;

Thence, with said westerly present right of way line of Lauer Drive, N 06°53'47" E, 130.00 feet to an inside corner of Nashville Stewarts Ferry, LLC; Thence, with the northerly present right of way line of Lauer Drive, S 76°16'12" E, 78.63 feet; Thence, continuing with said line, N 71°29'47" E, 33.36 feet to a right of way monument found; Thence, leaving said line and running with the proposed westerly right of way line of Lauer Drive the following two (2) calls:

Along a curve to the left 105.12 feet, said curve having a central angle of 48°11'00", a radius of 125.00 feet, a tangent of 55.89 feet and a chord of S 47°24'17" W, 102.05 feet;

S 23°18'47" W, 67.76 feet to the proposed northerly right of way line of Stewarts Ferry Pike;

Thence, with said proposed northerly right of way line of Stewarts Ferry Pike, N 64°34'06" W, 24.01 feet to the point of beginning.

Containing 6,124 square feet or 0.14 acres, more or less.

Being part or all of the property acquired by the State of Tennessee by instrument recorded in Book 5943, Page 788 in the Register's Office of Davidson County, Tennessee.

Re-recording to collect tranfer tax only.

Karen Johnson Davidson County
Batch # 1447244 DEEDQC
07/14/2026 03:42:21 PM 3 pgs
Fees: $18.00 Taxes: $453.25
20260714-0063862

RE-RECORD

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This conveyance is made and accepted subject to the following conditions which will be binding upon the Grantee, its successors and assigns, and shall run with the land in perpetuity. Said conditions are as follows:

(1) no person, on the grounds of sex, handicap, race, color, religion, age, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public accommodations which may be constructed on the above described land;

(2) that in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination shall be practiced and in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors and by first-tier subcontractors in the selection of the retention of second-tier subcontractors;

(3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land;

(4) that the Grantee complies with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended, Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C., Section 324;

(5) that this conveyance is subject to any interest a person(s), business, governmental entity, or utility may have in the placement and maintenance of existing utility facilities located on the property.

REFERENCE: The Legal Description contained herein was prepared by Mark E. Sawyer, RLS # 1649, Barge Design Solutions, Inc., 615 3rd Avenue South, Ste. 700, Nashville, TN 37210. All references are derived from official plans on file at the Tennessee Department of Transportation, 13th Floor, James K. Polk Building, 505 Deaderick Street, Nashville, TN 37243-0348.

IN WITNESS WHEREOF, the STATE OF TENNESSEE, acting through its Commissioner of Transportation, has caused this instrument to be executed this the 30 day of June, 2026.

STATE OF TENNESSEE

BY: _____
WILL REID
COMMISSIONER OF TRANSPORTATION

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, WILL REID, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Commissioner of Transportation, and that, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the State of Tennessee by himself as such Commissioner.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 30 day of June, 2026.

NOTARY PUBLIC

My Commission Expires:

March 5, 2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I (or we) hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee, under T.C.A. § 67-4-409, swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $122,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and SUBSCRIBED before me this 8 day of July, 2026.

NOTARY PUBLIC

KANDRIA JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
1/22/29