Karen Johnson Davidson County
Batch# 1455429 DEEDQC
08/04/2026 08:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260804-0071413

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF ROBERTSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

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

Notary Public

My commission expires: 7/20/2027

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Kevin A. Criswell, Esq.
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number(s)
Premier Holdings Group, LLC	**NEW OWNER**	**14816004900**
4544 Mt. Sharon Rd.		
Greenbrier, TN 37073		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **United Nashville Sports Academy, Inc.** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Premier Holdings Group, LLC,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to United Nashville Sports Academy, Inc. by Warranty Deed from Michael P. Fowler dated May 4, 2015, of record in Instrument No. 20150508-0042122, Register's Office for Davidson County, Tennessee, and a portion of the same property conveyed to United Nashville Sports Academy, Inc. by Quitclaim Deed from Reyes Construction, Inc. dated July 11, 2014, of record in Instrument No. 20140716-0062815, as corrected in Instrument No. 20160526-0053181, Register's Office for Davidson County, Tennessee. Further being a portion of the same property conveyed to Reyes Construction, Inc. by Warranty Deed from Gerald F. Baker, Camille B. Reasonover, Lynette B. Woodard, Katrina Dollar, Clarisa R. Triplett, Alisa L. Reasonover, Shawn Collins, individually and as Administrator of the Estate of Lori Adell Collins and as Guardian for Ainsley Collins, and Aubrey Collins dated September 25, 2013, of record in Instrument No. 20130930-0102408, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from Reyes Construction, Inc. to the Grantee herein by Quitclaim Deed of record in Instrument No. 20260428-0036654, Register's Office for Davidson County, Tennessee..

This is improved property commonly known as 2310 Antioch Pk., Antioch, TN 37013.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

WITNESS my/our hands this 30 day of July, 2026.

United Nashville Sports Academy, Inc.
By: Pedro Reyes
Its: Authorized Signer

United Nashville Sports Academy, Inc.
By: Deanna Reyes
Its: Authorized Signer

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pedro Reyes and Deanna Reyes** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Authorized Signers of the United Nashville Sports Academy, Inc., and are authorized to execute the within instrument on its behalf.

Witness my hand and seal at office on this, the 30 day of July, 2026.

My commission expires: 7/20/27

NOTARY PUBLIC

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT ONE:
BEGINNING at a stake at the corner of the Reeves and T. E. Cole line; thence running South with the Cole line 150 feet to a stake in the Emma Norris line; thence southwest with said line 296 feet, more or less to the center of a 15 foot alley; thence northwest with said alley 100 feet to a stake; thence north 100 feet to a stake; thence northwest 50 feet to the Reeves line; thence 220 feet with said line to the beginning.

TRACT TWO:
BEGINNING on H. F. Baker's southwest corner in the center of a 15 foot alley; thence southeast along center of said alley 50 feet to a point; thence north 100 feet, more or less, to a stake; thence northwest 50 feet to the H. F. Baker line; thence 100 feet with said line to the beginning.

TRACT THREE:
BEGINNING at the southeast corner of the property conveyed to James S. Cawthorne, and wife, of record in Book 4405, Page 323, Register's Office for Davidson County, Tennessee; thence with said Cawthorne's southern boundary line westerly 121 feet, more or less, to the northeast corner of the Barrett property of record in Book 2878, Page 445, said Register's Office; thence with the eastern boundary line of the said Barrett property. southerly 262 feet, more or less, to the northerly margin of a 15 foot alley; thence with the north margin of said alley, easterly 110 feet, more or less; thence northerly 257 feet, more or less, to the beginning.

TRACT FOUR:
BEGINNING at the northeast corner of the property conveyed to Roy E. Smith and wife, to William C. Sloan, Jr. and wife, by deed of record in Book 2153, Page 277, said Register's Office, running thence S 46 deg. E and with the line of Richards as shown by deed of record in Book 2155, Page 269, said Register's Office, 102 feet to J. R. Hibbett, Jr.,'s line, an elm tree; thence N 47 deg. E 207 feet to a point; thence N 46 deg. W 120 feet; more or less, to a point; thence S 49 deg. W. 207 feet to Sloan's line; thence South 46 deg. E with Sloan's line 10 feet, more or less, to the point of beginning.

TRACT FIVE:
BEGINNING in the Cole's southeast corner and running in a northerly direction 125 feet to the right-of-way of the N. C. & St. L. Railroad; thence southeast with the right-of-way of said railroad, 153 feet; more or less; thence in a southwesterly direction with Tom Barrett's lines, 125 feet; thence in a northwesterly direction with J. W. Sirl's line, with the right-of-way, 150 feet to the point of beginning.

TRACT SIX:
Being Lot No. 1, containing 9.043 acres +/-, as shown on the Consolidation Plat of United Nashville Sports Academy, of record in Instrument No. 20140204-0009901, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said consolidation lot.

Certificate of Authenticity

I, Kevin Criswell, 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

7/30/24.
Date

Affiant Signature

7/30/24
Date

State of TN

County of Robertson

Sworn to and subscribed before me this 30 day of July, 2024.

Notary's Signature

My Commission Expires: 10/20/27
Date

Notary's Seal (if on paper)

ALBERT CARTNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY