Karen Johnson Davidson County
Batch# 1456643 DEEDQC
08/07/2026 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260807-0073185

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. 67-4-409 et seq. _____, Affiant Sworn to and subscribed before me this 6th day of August 2026. _____ Comm Exp: _____ Notary Public

PARKER T. BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
M & R PARTNERSHIP		
935 3rd AVENUE SOUTH	SAME AS NEW OWNER	106-09-0-047.00
NASHVILLE, TN 37210		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KERR BROTHERS & ASSOCIATES, INCORPORATED,** a Tennessee corporation, does hereby quitclaim, transfer, release, and convey any and all of its right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to **M & R PARTNERSHIP**, being more particularly described as follows:

A tract of land in the 6tl' Councilrnaniac District, Davidson County, Tennessee. Tract being Lot 2 of the Burns Industrial Subdivision, Section 8, as recorded in Plat Book 4300, Page 13, Register's Office of Davidson County, Tennessee, (RODC). Tract being bounded on the east by lot 3 of the said Bums Industrial Subdivision, Section 8, on the south by the norther Right of Way (ROW) of Tredco Drive, on the west by Lot 1 of the Burns Industrial Subdivision, Section 5, as recorded in Plat Book 3482, Page 20, RODC and on the north by the Michael J. McFarlin tract as recorded in Instrument Number 200808080081929, RODC. Tract being described as follows:

Point of Beginning being an 5/8" iron rod old at the southwestern comer and being on said northern ROW of Tredco Drive. Thence with said n01 thern ROW of Tredco Drive North 85'05'41" West 315/71 feet to a ½" iron rod old; thence with the common line of said Lot 1 North 06'36'19" East 269.69 feet to an iron rod new; thence with the common line of the said the Michael J. McFarlin tract South 85'07'41" East 310.01 feet to a 5/8" iron

rod old; thence with the common line of said Lot 3 South 05'27'26" West 269.76 feet to the Point of Beginning. Tract contains 84,325 square feet or 1.94 acres.

Being the same property conveyed to KERR BROTHERS & ASSOCIATES, INCORPORATED, a Tennessee Corporation, from 125 TREDCO DRIVE, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument 20200413-0038489, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 4300, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The legal description is taken from the prior deed of record.

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

The improved property is known as **120 Tredco Drive, Nashville, Tennessee 37210**.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on July 24th, 2026.

KERR BROTHERS & ASSOCIATES, INCORPORATED

BY: Robert A. Mallory III
ROBERT A. MALLORY, III, Vice- President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert A Mallory III, the Vice President of Kerr Brothers & Associates, Incorporated, the within-named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, as Vice President of Kerr Brothers & Associates, Incorporated, executed the foregoing instrument for the purposes therein expressed and contained.

WITNESS my hand and official seal at 935- 3rd Ave S, Tennessee, this 7-22 2026.

Angela Clinard
NOTARY PUBLIC

My Commission Expires: 1-22-30

ANGELA CLINARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 22, 2030

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 July 24, 2026.

8/4/26

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 4th day of August, 2026

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028