Karen Johnson Davidson County
Batch# 1459736 DEEDQC
08/14/2026 02:00:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260814-0076164

This Instrument Prepared By:
Robert M. Holland, Jr.
Butler Snow LLP
1320 Adams Street, Suite 1400
Nashville, TN 37208

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
TTRE La Vergne, LLC 1245 Bridgestone Boulevard LaVergne, Tennessee 37086	TTRE La Vergne, LLC 1245 Bridgestone Boulevard LaVergne, Tennessee 37086	Map 101, Parcel 004.04 Map 101, Parcel 004.02 Map 017, Parcel 042.00 Map 183, Parcel 136.00 (Davidson Co)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **TENN THOM REALTY, L.L.C.**, a Delaware limited liability company ("Grantor") does hereby quitclaim and convey unto **TTRE LA VERGNE, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land located in Rutherford County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be effective as of the 16th day of June, 2026.

SOLE MEMBER:

TENN THOM REALTY, L.L.C., a
Delaware limited liability company

BY: ITS SOLE MEMBER

THOMPSON MACHINERY COMMERCE
CORPORATION, a Delaware Corporation
its Sole Member

By: _____
Name: Mindy Bartel
Its: Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Mindy Bartel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Financial Officer of Thompson Machinery Commerce Corporation, a Delaware Corporation, Sole Member of Tenn Thom Realty, L.L.C., a Delaware limited liability company, the within named bargainor, and that she as such Chief Financial Officer of the Sole Member, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing her name as Chief Financial Officer of Thompson Machinery Commerce Corporation, Sole Member of Tenn Thom Realty, L.L.C.

Witness my hand, at office, this 16 day of JUNE, 2026.

TRACY KRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

My commission expires: 4-15-2028

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is $-0-, and no other monetary consideration.

AFFIANT

Subscribed and sworn to before me, this 16 day of JUNE, 2026.

NOTARY PUBLIC

My Commission Expires: 4-15-2028

TRACY KRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I (Map and Parcel 101 004.02)

A TRACT OF LAND IN THE CITY OF MURFREESBORO, 13th CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH BY THE CITY OF MURFREESBORO (MAP 101, PARCEL 4.00 - R.BK. 1247, PG. 1570), ON THE EAST BY THE WESTERN RIGHT OF WAY OF INTERSTATE 24, ON THE SOUTH BY SECTION 2 WEST POINT SUBDIVISION (MAP 101, PARCEL 4.03 - P.BK. 43, PG. 202), AND ON THE WEST BY THE CITY OF MURFREESBORO (MAP 102, PARCEL 6.01 - R.BK. 725, PG. 3039). BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, WEST POINT SUBDIVISION AND BEING A POINT IN THE EASTERN LINE OF THE CITY OF MURFREESBORO (MAP 102, PARCEL 6.01); THENCE, WITH SAID EASTERN LINE AND LEAVING SECTION 2, WEST POINT SUBDIVISION N 33°04'52" W FOR A DISTANCE OF 155.57' TO A POINT; THENCE, CONTINUING WITH SAID EASTERN LINE N 18°39'38" E FOR A DISTANCE OF 649.23' TO A POINT AT THE SOUTHWEST CORNER OF THE CITY OF MURFREESBORO (MAP 101, PARCEL 4.00); THENCE, WITH THE CITY OF MURFREESBORO'S SOUTHERN LINES 85°10'24" E FOR A DISTANCE OF 1,019.23' TO A POINT IN THE WESTERN RIGHT OF WAY OF INTERSTATE 24; THENCE, WITH SAID RIGHT OF WAY AND LEAVING THE CITY OF MURFREESBORO S 41°39'39" E FOR A DISTANCE OF 469.23' TO A POINT. BEING A NORTHERN CORNER OF LOT 10 SECTION 2, WEST POINT SUBDIVISION; THENCE, LEAVING THE WESTERN RIGHT OF WAY OF INTERSTATE 24 AND WITH THE NORTHERN LINE OF LOT 10 FOR THE NEXT 2 CALLS:

1) S 48°16'53" W FOR A DISTANCE OF 230.20' TO A POINT;
2) THENCE, N 85°10'24" W FOR A DISTANCE OF 987.77' TO A POINT IN THE EASTERN RIGHT OF WAY OF BEASIE ROAD;

THENCE, N 85°10'24" W FOR A DISTANCE OF 50.57' TO A POINT IN THE WESTERN RIGHT OF WAY OF BEASIE ROAD; THENCE, WITH SAID RIGHT OF WAY AND WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 79.64', WITH A RADIUS OF 1,025.00', WITH A CHORD BEARING OF S 05°48'18" E, WITH A CHORD LENGTH OF 79.62', TO A POINT; THENCE, LEAVING SAID RIGHT OF WAY S 56°55'08" W FOR A DISTANCE OF 300.64' TO THE POINT OF BEGINNING. HAVING AN AREA OF 684,492 SQUARE FEET, 15.71 ACRES.

BEING THE SAME PROPERTY CONVEYED TO TENN THOM REALTY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM CHARLIE B. MITCHELL, JR. OF RECORD IN RECORD BOOK 2017, PAGE 1186, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

TRACT II (Map and Parcel 101 004.04)

A PORTION OF A TRACT OF LAND IN THE CITY OF MURFREESBORO, 13TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH AND WEST BY THE REMAINING LANDS OF THE CITY OF MURFREESBORO (MAP 101, PARCEL 4.00 - R.BK. 1247, PG. 1570), ON THE EAST BY WESTERN RIGHT OF WAY OF INTERSTATE 24, AND ON THE SOUTH BY CHARLIE B. MITCHELL (MAP 101, PARCEL 4.02-R.BK.1709, PG. 2535). BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERN RIGHT OF WAY OF INTERSTATE 24. SAID POINT BEING THE NORTHEAST CORNER OF CHARLIE B. MITCHELL, JR.; THENCE, LEAVING SAID RIGHT OF WAY AND WITH MITCHELL'S NORTHERN LINE N 85°10'24" W FOR A DISTANCE OF 855.77' TO A POINT; THENCE, LEAVING MITCHELL AND WITH A NEW LINE SEVERING THE LANDS OF THE CITY OF MURFREESBORO FOR THE NEXT (2) CALLS: 1) N 19°14'34" E FOR A DISTANCE OF 41.30' TO A POINT; 2) THENCE, S 85°10'24" E FOR A DISTANCE OF 803.35' TO A POINT IN THE WESTERN RIGHT OF WAY OF INTERSTATE 24; THENCE, S 41°39'39" E FOR A DISTANCE OF 58.10' TO THE POINT OF BEGINNING. HAVING AN AREA OF 33,182 SQUARE FEET, 0.762 ACRES.

BEING THE SAME PROPERTY CONVEYED TO TENN THOM REALTY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM CITY OF MURFREESBORO OF RECORD IN RECORD BOOK 2032, PAGE 2657, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

TRACT III (Map and Parcel 17 042.00) and (Map 183, Parcel 136, Davidson Co)

LAND IN RUTHERFORD COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY MARGIN OF BRIDGESTONE PARKWAY (80' PUBLIC RIGHT OF WAY), THE SOUTHWEST CORNER OF LOT 2 ON THE REVISED PLAT OF SECTION 32, INTERCHANGE CITY INDUSTRAL PARK AS RECORDED IN PLAT BOOK 6900, PAGE 208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT BEING LOCATED 382.40 FEET FROM THE SOUTH END OF THE SOUTHEAST RETURN CURVE AT THE INTERSECTION OF J.P. HENNESSY BOULEVARD AND BRIDGESTONE PARKWAY AND BEING WITNESSED BY AN EXISTNG IRON WITNESS PIN THAT BEARS NORTH 37 DEG. 29 MIN. 27 SEC. WEST 30.01 FEET FROM SAID POINT; THENCE

1. WITH THE SOUTH LINE OF SAID LOT 2 AND THE CENTER OF HURRICANE CREEK NORTH 76 DEG. 46 MIN. 13 SEC. EAST A DISTANCE OF 219.88 FEET TO THE COMMON CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 2 OF THE RESUBDIVISION OF CHARLES D. WILSON TRUSTEE PROPERTY AS RECORDED IN PLAT BOOK 6200, PAGE 198 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING WITNESSED BY A SET IRON WITNESS PIN THAT BEARS NORTH 5 DEG. 20 MIN. 22 SEC. EAST, 26.82 FEET FROM SAID POINT; THENCE

2. CONTINUING WITH THE CENTER OF HURRICANE CREEK AND THE SOUTH LINE OF SAID LOT 2 NORTH 82 DEG. 39 MIN. 37 SEC. EAST A DISTANCE OF 274.78 FEET TO THE COMMON CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF TRACT 204, INTERCHANGE CITY ASSOCIATES AS RECORDED IN BOOK 6381, PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING WITNESSED BY A SET IRON WITNESS PIN THAT BEARS NORTH 3 DEG. 04 MIN. 31 SEC. WEST 29.97 FEET FROM SAID CORNER; THENCE

3. WITH THE CENTER OF HURRICANE CREEK AND THE SOUTH LINE OF SAID TRACT 204, SOUTH 79 DEG. 13 MIN 33 SEC. EAST A DISTANCE OF 190.67 FEET TO A POINT; THENCE

4. LEAVING HURRICANE CREEK, WITH THE WEST LINE OF THOMPSON & GREEN MACHINERY CO., INC. AS RECORDED IN BOOK 408, PAGE 362, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, SOUTH 9 DEG. 43 MIN. 30 SEC. WEST PASSING AN EXISTING CONCRETE WITNESS MONUMENT AT 35.00 FEET, A TOTAL DISTANCE OF 250.49 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE

5. CONTINUING WITH THE WEST LINE OF THOMPSON AND GREEN MACHINERY, SOUTH 54 DEG. 41 MIN. 40 SEC. WEST A DISTANCE OF 399.95 FEET TO AN EXISTING IRON PIN IN THE NORTHEAST MARGIN OF BRIDGESTONE PARKWAY; THENCE

6. WITH THE NORTHEAST MARGIN OF BRIDGESTONE PARKWAY NORTH 35 DEG. 19 MIN. 03 SEC. WEST A DISTANCE OF 420.47 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE

7. CONTINUING WITH SAID MARGIN ALONG A 3859.72 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 105.41 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 36 DEG. 05 MIN. 51 SEC. WEST, 105.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.746 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES WHICH WERE DETERMINED WITH THE PRECISION. REQUIREMENTS OF A CLASS "URBAN" ALTA/ACSM LAND TITLE SURVEY OF 1992.

BEING THE SAME PROPERTY CONVEYED TO TENN THOM REALTY, L.L.C. BY DEED FROM JUDITH A. WILSON, TRUSTEE OF AND FOR THE JUDITH A. WILSON LIVING TRUST OF RECORD IN RECORD BOOK 1352, PAGE 1396, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE AND INSTRUMENT NO. 201502120013204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Alex Maxfield, 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 6/16/2026 (date of document).

Affiant Signature

08/14/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of August, 2026 .

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

