Karen Johnson Davidson County
Batch# 1463016 DEEDQC
08/25/2026 09:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260825-0078526

THIS INSTRUMENT PREPARED BY: WILLIAM TIMOTHY HILL PRICE, HILL, KOLARICH, & MOORE 214 2ND AVENUE NORTH, SUITE 205 NASHVILLE, TN 37201 PHONE: (615) 256-1577 BRANDY CATALANOTTO TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $-0- Affiant SUBSCRIBED AND SWORN to before me, this 18th day of August, 2026. Notary Public My Commission Expires: 11/8/27

ADDRESS NEW OWNER: Walker Holding Group 2617 Locust Street Nashville, Tennessee 37207	SEND TAX BILLS TO: Walker Holding Group 2617 Locust Street Nashville, Tennessee 37207	MAP-PARCEL NUMBERS **050-00-0 088.00**

QUITCLAIM DEED

Know all men by these presents the Trust having terminated and the Beneficiary should receive the property interest subject of this conveyance, we, **ANCHOR PROPERTY HOLDINGS, LLC,** a Tennessee limited liability company, Grantor, by these presents do hereby quitclaim and convey unto **WALKER HOLDING GROUP, LLC,** a Tennessee limited liability company, Grantee, its heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit A

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.

Signature page to follow

WITNESS my hand this 18 day of August, 2026.

GRANTOR:

ANCHOR PROPERTY HOLDINGS, LLC
A Tennessee limited liability company

BY: Jared Stancil
ITS: Vice-President/Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jared Stancil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Vice-President/Secretary of Anchor Property Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice-President/Secretary of Anchor Property Holdings, LLC.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 18th day of August, 2026.

NOTARY PUBLIC

GAIL REECE
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 5.12.30

EXHIBIT A
LEGAL DESCRIPTION

BEING PROPERTY DESCRIBED AS FOLLOWS:

LOCATED IN THE 3RD COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE ANCHOR PROPERTY HOLDINGS, LLC PROPERTY, AS REFERENCED IN INSTRUMENT NO. 20031210-0176926 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (RODCT), BEING LOTS A & B ON THE PLAN OF JOHN T. BENSON SUBDIVISION, AS OF RECORD IN BOOK 4350, PAGE 60 (RODCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON REBAR (SET), SAID IRON REBAR BEING A SOUTHERLY CORNER OF THE SALLIE R. HICKS FAMILY, LLC PROPERTY, INSTRUMENT NO. 20070405-0041308 (RODCT), THE NORTHWESTERLY CORNER OF THE HEREIN PROPERTY DESCRIBED, AND HAVING THE FOLLOWING TENNESSEE STATE PLANE COORDINATE VALUES, NORTHING: 698, 704.68 (US FEET), EASTING: 1,744,674.34 (US FEET)(NAD83, 2011);
THENCE, WITH HICKS PROPERTY AND THE NASER AZAD PROPERTY, INSTRUMENT NO. 20030509-0063063 (RODCT), NORTH 84° 34' 11" EAST, PASSING AN IRON REBAR (FOUND) AT 0.86 FEET, PASSING AN IRON REBAR (FOUND) AT 250.26 FEET, SAID IRON REBAR BEING THE SOUTHWESTERLY CORNER OF SAID AZAD PROPERTY, AND PASSING A CONCRETE MONUMENT (FOUND) AT 499.73 FEET, CONTINUING FOR A TOTAL DISTANCE OF 500.26 FEET TO THE WESTERLY RIGHT-OF-WAY OF DICKERSON PIKE;
THENCE, WITH DICKERSON PIKE, SOUTH 07° 39' 04" EAST 300.78 FEET TO THE NORTHEASTERLY CORNER OF THE MDHA PROPERTY, INSTRUMENT NO. 20181127-0115768 (RODCT);
THENCE, WITH MDHA, NORTH 84° 03' 22" WEST, PASSING AN IRON REBAR (FOUND) AT 0.30 FEET, CONTINUING FOR A TOTAL DISTANCE OF 513.36 FEET TO AN IRON REBAR (FOUND), SAID IRON REBAR BEING A SOUTHEASTERLY CORNER OF SAID HICKS PROPERTY;
THENCE, WITH HICKS, NORTH 07° 54' 43" WEST 199.50 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 2.87 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ORION CHARTERS & TOURS, INC., A TENNESSEE CORPORATION, BY DEED FROM JOHN B. VILDERDING, TRUSTEE AND DERRELL K. JONES AND WIFE, CHRIS V. JONES, AS OF RECORD IN BOOK 10319, PAGE 566, (RODCT) Survey 7-30-26 of STEPHEN VANDER HORST, TN RLS 3041

Being the same property conveyed to Anchor Property Holdings, LLC, a Tennessee limited liability company by Warranty Deed of record in Instrument No. 20031210-0176926, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 August 18, 2026 (date of document).

Affiant Signature

08/19/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of August, 2026.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON